



**COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR)
MITIGATION (CDBG-MIT)**

**AGREEMENT FOR
FURNITURE ACQUISITION FOR EXECUTIVE OFFICES AND CONFERENCE ROOMS
BETWEEN THE
PUERTO RICO DEPARTMENT OF HOUSING
AND
KARLA FURNITURE MFG, INC.**



THIS AGREEMENT FOR FURNITURE ACQUISITION FOR EXECUTIVE OFFICES AND CONFERENCE ROOMS, (hereinafter referred to as the "Agreement") is entered into in San Juan, Puerto Rico, this 1st of September, 2022, by and between the **PUERTO RICO DEPARTMENT OF HOUSING** (hereinafter, "PRDOH"), a public agency created under Law No. 97 of June 10, 1972, as amended, 3 L.P.R.A. § 441 *et seq.*, known as the Department of Housing Governing Act with principal offices at 606 Barbosa Avenue, San Juan, Puerto Rico, herein represented by William O. Rodríguez Rodríguez, attorney, of legal age, single, and resident of San Juan, Puerto Rico, in his capacity as Secretary; and **KARLA FURNITURE MFG, INC.** (hereinafter, the "CONTRACTOR"), with principal offices in Carr. 854 K.M. 4.3. Toa Baja, Puerto Rico, 00951, herein represented by Virgie Saad Batista, in her capacity as President, of legal age, married, and resident of Aguas Buenas, Puerto Rico duly authorized by Resolution by the CONTRACTOR.

WHEREAS, on September 2017, Hurricanes Irma and María made landfall in Puerto Rico causing catastrophic island wide damage, knocking out power, water, and telecommunications for the entire island and its island municipalities. Hurricane María caused major structure and infrastructure damage to family homes, businesses and government facilities triggering the displacement of thousands of residents of the Island from their homes and jobs.

WHEREAS, under the Continuing Appropriations Act, 2018 and Supplemental Appropriations for Disaster Relief Requirements Act, 2017, signed into law September 8, 2017 (Pub. L. 115-56), \$1.5 billion were allocated by the U.S. Department of Housing and Urban Development (HUD) for disaster recovery assistance to the Government of Puerto Rico under the CDBG-DR. These funds are intended to provide financial assistance to address unmet needs that arise and that are not covered by other sources of financial aid.

WHEREAS, on February 9, 2018, a Notice was published in the Federal Register, Vol. 83, No. 28 (83 FR 5844), that allocated \$1.5 billion for disaster recovery assistance to the Government of Puerto Rico.

WHEREAS, under the Bipartisan Budget Act of 2018, signed into law February 9, 2018 (Pub. L. 115-123), an additional \$8.22 billion were allocated by HUD for disaster recovery assistance to the Government of Puerto Rico under CDBG-DR.

WHEREAS, pursuant to a letter dated February 23, 2018 sent by the former Governor of Puerto Rico to the Secretary of HUD, the PRDOH is the governmental agency designated as grantee of the CDBG-DR funds allocated to the Government of Puerto Rico.

WHEREAS, on August 14, 2018, a Notice was published in the Federal Register Vol. 83, No. 157, (83 FR 40314) that made an additional allocation to Puerto Rico of \$8.22 billion for recovery. With these allocations of funding, the PRDOH aims to lead a transparent, comprehensive recovery to benefit the residents of Puerto Rico. PRDOH holds

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accountability and is committed to the responsible, efficient, and transparent administration of CDBG-DR grant funding.

WHEREAS, On September 20, 2018, the Governor of Puerto Rico and the Secretary of HUD signed the Grant Agreement.

WHEREAS, under the Further Additional Supplemental Appropriations Act for Disaster Relief Requirements Act, 2018, (Division B, Subdivision 1 of the Bipartisan Budget Act of 2018, Pub. L. 115-123, approved February 9, 2018), \$8.285 billion were allocated by the U.S. Department of Housing and Urban Development (HUD) for mitigation activities and assistance to the Government of Puerto Rico under the Community Development Block Grant – Mitigation (CDBG-MIT) Program. These funds are intended to provide financial assistance in areas impacted by recent disasters. Moreover, CDBG-MIT funds represent a unique and significant opportunity for Puerto Rico to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

WHEREAS, on August 30, 2019, a Notice was published in the Federal Register, Vol. 84, No. 169, (84 Fed. Reg. 45838), which described the grant requirements and procedures applicable to future allocations of CDBG-MIT funds to the Government of Puerto Rico.

WHEREAS, on May 12, 2021, the PRDOH Secretary and the Secretary of HUD signed Grant Agreement Number B-18-DP-72-0002; allowing PRDOH access to \$8,285,284,000 in CDBG-MIT funding, obligated under Pub. L. 115-123, as amended.

WHEREAS, the PRDOH is the government agency designated as grantee of the CDBG-MIT funds allocated to the Government of Puerto Rico.

WHEREAS, the PRDOH is interested in contracting a qualified supplier firm for the acquisition of Executive Offices and Conference Rooms Furniture for the PRDOH staff assigned for the implementation of programs under the CDBG-DR/MIT Grants. This firm will support PRDOH's objectives of ensuring compliance with all CDBG-DR/MIT, HUD and applicable federal and local requirements, rules and regulations, as well as in PRDOH's objectives of the Action Plan, as amended, and adequately coordinating and monitoring all CDBG-DR/MIT related activities.

WHEREAS, on March 7, 2022, the PRDOH issued an Invitation for Bids (IFB) for Furniture Acquisition for Executive and Conference Room under the CDBG-DR Action Plan and subsequent action plans, as well as for the future allocation of funds under the CDBG-DR and CDBG-MIT Programs, through an objective and competitive process. The purpose of this IFB was to request sealed bids from qualified individuals and/or legal entities to supply furniture for Executive and Conference Rooms.

WHEREAS, on October 29, 2022, the Procurement Division conducted the Bid Opening. Three (3) bids were received by Procurement Division within date and time.

WHEREAS, Karla Furniture MFG, INC. was chosen to perform the required services at a reasonable proposed cost to assist PRDOH in the Puerto Rico's recovery efforts according to the award criteria established in the IFB.

WHEREAS, the PRDOH desires to enter into an agreement with Karla Furniture MFG, INC. to secure its services and accepts the CONTRACTOR's Proposal and costs, and the CONTRACTOR by its acceptance of the terms and conditions of this Agreement is ready, willing and able to provide the requested services contemplated under this Agreement.

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NOW THEREFORE, in consideration of the mutual promises and the terms and conditions set forth herein, the PRDOH and the CONTRACTOR agree as follows:

I. TYPE OF CONTRACT

Contract Type: This is a firm fixed-price contract. Under this Agreement, CONTRACTOR shall submit monthly invoices to the PRDOH based on the Cost Form (**Attachment C**) and the services are rendered. Any and all changes and/or modifications to this Agreement shall be in writing and must be signed by both parties.

Attachments Incorporated: The following attachments are incorporated into this Agreement by reference and are hereby made part of this Agreement:

Attachment A	Proposal
Attachment B	Scope of Work
Attachment C	Cost Form
Attachment D	Insurance Requirements
Attachment E	HUD General Provisions
Attachment F	Contractor Certification Requirement

All Attachments hereto are fully incorporated herewith such that the terms and conditions of the Attachments shall be as binding as any terms and conditions of this executed written Agreement. Should any inconsistency appear between the Attachments and this Agreement, the Agreement shall prevail.

II. TERM OF AGREEMENT

- A.** This Agreement shall be in effect and enforceable between the parties from the date of its execution. The Term of this Agreement will be for a performance period of **thirty-six (36) months**, ending on September, 1st, 20²⁵.
- B. Contract Extensions:** PRDOH may, at its sole discretion, extend the Agreement's term for an additional term of **twenty-four (24) months**, or expressed in days, **seven hundred and thirty (730) days** upon mutual written agreement of the parties.
- C.** The term of this Agreement shall not exceed the lifetime of the initial Grant Agreement between PRDOH and HUD, unless the term of the initial Grant Agreement is extended by HUD, in which case the Agreement shall not exceed said extended period.

III. SCOPE OF SERVICES

The CONTRACTOR will provide the services described in **Attachment B** of the Agreement. The parties agree that the CONTRACTOR shall furnish all permits, consents, licenses, equipment, software and supplies necessary to perform the Services, at CONTRACTOR's sole cost.

IV. COMPENSATION AND PAYMENT

- A.** The PRDOH agrees to pay the CONTRACTOR for allowable Services rendered under this Agreement in accordance with the rates and amounts described in **Attachment C** of this Agreement.

- B.** The PRDOH will pay the CONTRACTOR, for allowable services performed during the term of this Agreement, a maximum amount not to exceed **NINETY-EIGHT THOUSAND FIVE HUNDRED SEVENTY-TWO DOLLARS AND ZERO CENTS (\$98,572.00)**; Account Number **R01A01ADM-DOH-NA/1400-43-000; R01A01ADM-DOH-NA/4190-30-000.**
- C.** Such payment shall be compensation for all allowable services required, performed and accepted under this Agreement included in **Attachment C.**
- D.** Any additional funds to complete the services requested by the PRDOH to the CONTRACTOR will be subject to evaluation before acceptance as well as funds availability and will require an amendment to this Agreement.
- E.** The CONTRACTOR shall submit an invoice to PRDOH on a monthly basis. Said invoice must be submitted including all required invoice supporting documents, including but not limited to monthly reports, timesheets, invoice and photos evidence, expense plan and/or work projections. If PRDOH determines that the submitted invoice and supporting documents are acceptable, then the invoice will be approved for payment.
- F.** The services rendered under the Agreement, shall be payable within forty-five (45) business days from the date the invoice is received and approved by a PRDOH representative for payment. If PRDOH raises any objections, PRDOH will return the invoice for corrections and the CONTRACTOR shall modify the invoice and return it within five (5) business days. Once the CONTRACTOR returns the modified invoice, the PRDOH shall resume and conclude the payment process within the next forty-five (45) business days.
- G.** An authorized representative of the PRDOH will review each invoice and, if adequate, will approve and process its payment. Payments to the CONTRACTOR shall be made by electronic funds transfer (EFT). PRDOH reserves the right to conduct any audits it deems necessary. The CONTRACTOR agrees to cooperate fully with any such audit or audits.
- H.** While providing the services under this Agreement, the CONTRACTOR must adhere to applicable requirements of the CDBG-DR grant. If the CONTRACTOR performs ineligible activities under the CDBG-DR grant or program, the CONTRACTOR cannot include them in the invoice for payment to the CONTRACTOR.
- I.** CONTRACTOR shall be liable to the PRDOH for any costs disallowed pursuant to financial and/or compliance audit(s) of funds received under this Agreement. CONTRACTOR shall reimburse such disallowed costs from funds other than those CONTRACTOR received under this Agreement.
- J.** The CONTRACTOR acknowledges and agrees to repay any CDBG-DR funds used for ineligible costs.
- K.** In order for the CONTRACTOR to receive payment for any work performed hereunder, the following certification must be included in each application for payment or invoice submitted to the PRDOH for payment:

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“Under penalty of absolute nullity, I hereby certify that no public servant of the government entity is a party to or has an interest of any kind in the profits or benefits to be obtained under the contract which is the basis of this invoice, and should he be a party to, or have an interest in, the profits or benefits to be obtained under the contract, a waiver has been previously issued. The only consideration to provide the contracted goods or services under the contract is the payment agreed upon with the authorized representative of the government entity. The amount that appears in the invoice is fair and correct. The work has been performed, the goods have been delivered, and the services have been rendered, and no payment has been received therefor.”

V. REIMBURSABLE EXPENSES

The PRDOH will not reimburse any costs incurred by the CONTRACTOR not included in the approved Proposal or in an executed written amendment.

VI. ADDITIONAL SERVICES

Should additional services be needed by the PRDOH, such additional services shall be agreed upon by the parties in a written document signed by both parties, prior to the issuance of a notice to proceed with the performance of such additional services.



VII. OWNERSHIP AND USE OF DOCUMENTS

- A.** With the exception of the CONTRACTOR's working papers, the CONTRACTOR acknowledges the PRDOH's ownership of all information, drafts, documents, reports, papers, and other materials developed and prepared by the CONTRACTOR, its agents or representatives, for purposes of performing key obligations hereunder. In the event of any termination, the CONTRACTOR shall deliver such information, drafts, reports, papers and other materials to the PRDOH, in document form or as computer program data, and the CONTRACTOR recognizes the PRDOH's right to request such documentation or computer program data. If the CONTRACTOR fails to deliver said information, the PRDOH may seek a judicial order to enforce its rights.
- B.** Proof of expenditures incurred by the CONTRACTOR on behalf of PRDOH shall be made available to PRDOH. The CONTRACTOR agrees to maintain accurate records and files of all contract documents, correspondence, book estimates, bills, and other information related to the CONTRACTOR account. These documents shall be open for the PRDOH examination at all reasonable times during the term of this Agreement, and up to **five (5) years** from closeout of the grant to the state, or the period required by other local applicable laws and regulations.

VIII. DOCUMENTATION AND RECORKEEPING

- A. Records to be Maintained:** The CONTRACTOR shall maintain records of the state and units of general local government, including supporting documentation, which shall be retained for the greater of **five (5) years** from closeout of the grant to the state, or the period required by other local applicable laws and regulations. Such records include but are not limited to: Records providing a full description of each activity undertaken; Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG-DR program; Records required to determine the

eligibility of activities; Records required to document the acquisition, improvement, use or disposition of real property acquired or improved with CDBG-DR assistance; Records documenting compliance with the fair housing and equal opportunity requirements of the CDBG-DR program regulations; Financial records as required by 24 C.F.R. § 570.506, and 2 C.F.R. part 200, including records necessary to demonstrate compliance with all applicable procurement requirements; and other records necessary to document compliance with this agreement, any other applicable Federal statutes and regulations, and the terms and conditions of PRDOH's Federal award.

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- B. Access to Records:** The CONTRACTOR shall permit the PRDOH and auditors to have access to the CONTRACTOR's records and financial statements as necessary for the PRDOH to meet its audit requirements under the Federal award.
- C. Record Retention and Transmission of Records to the PRDOH:** Prior to close out of this Agreement, the CONTRACTOR must transmit to the PRDOH records sufficient for the PRDOH to demonstrate that all costs under this Agreement met the requirements of the Federal award.
- D. CONTRACTOR's Data and Privileged Information:** The CONTRACTOR is required to maintain confidential data demonstrating client eligibility for activities provided under this Agreement. Such data may include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of activities provided.
- E. PII Policy:** The CONTRACTOR must comply with the PRDOH CDBG-DR Personal Identifiable Information Policy, as found in the CDBG-DR Website (www.cdbg-dr.pr.gov), which is herein included and made integral part of this Agreement, as it may be updated from time to time.

IX. ACCESS TO RECORDS

- A.** The CONTRACTOR agrees to provide the Government of Puerto Rico, PRDOH, HUD's Secretary, the Comptroller General of the United States, or any of their authorized representative's access to any books, documents, papers, and records of the CONTRACTOR which are directly pertinent to this Agreement for the purposes of making audits, examinations, excerpts, and transcriptions.
- B.** The CONTRACTOR agrees to permit any of the foregoing parties to reproduce by any means whatsoever or to copy excerpts and transcriptions as reasonably needed.

X. NON-DISCLOSURE AND CONFIDENTIALITY

- A. Confidential Information; Definition:** The term Confidential Information as used throughout this Section, means any information concerning PRDOH operations and that of its CONTRACTOR (e.g., the projects, computer processing systems, object and source codes and other PRDOH business and financial affairs). The term Confidential Information shall also deem to include all notes, analysis, compilation, studies and interpretation or other documents prepared by CONTRACTOR, its agents or representatives, in connection with PRDOH operations.
- B. Non-Disclosure:** CONTRACTOR agrees to take all reasonable steps or measures to keep confidential all Confidential Information and will not, at any time, present or

future, without PRDOH express written authorization, signed by the Secretary of the PRDOH, use or sell, market or disclose any Confidential Information to any third party, contractor, corporation, or association for any purpose whatsoever. CONTRACTOR further agrees that, except as they relate to the normal course of the service, the CONTRACTOR will not make copies of the Confidential Information except upon PRDOH express written authorization, signed by an authorized representative of PRDOH, and will not remove any copy or sample of Confidential Information without prior written authorization from PRDOH. CONTRACTOR retains the right to control its work papers subject to these confidentiality provisions.

C. Return Documents: Upon receipt of written request from the PRDOH, CONTRACTOR will return to PRDOH all copies or samples of Confidential Information which, at the time of the notice are in CONTRACTOR's or its agent's possession. CONTRACTOR reserves the right to retain a set of its work papers.

D. Equitable Relief: The CONTRACTOR acknowledges and agrees that a breach of the provision of subparagraph B and C of this Section will cause PRDOH to suffer irreparable damage that could not be remedied or compensated adequately only by mere monetary retribution. The CONTRACTOR further agrees that money damages may not be a sufficient remedy for any breach of this Section. Accordingly, the CONTRACTOR agrees that PRDOH shall have the right to seek injunctive relief and the specific performance of the provisions of this Section to enjoin a breach or attempted breach of the provision hereof, such right being in addition to any and all other rights and remedies that are available to PRDOH by law, equity, or otherwise.



XI. PERFORMANCE WARRANTY

- (a) CONTRACTOR warrants that it will perform all work and provide all Deliverables under this Contract in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances.
- (b) CONTRACTOR warrants that all Deliverables it completes under this Contract shall: meet or exceed the standards of CONTRACTOR's trade, profession, or industry; meet or exceed the specifications set forth in the Attachments to this Agreement; and be fit for ordinary use, of good quality, and with no material defects.
- (c) If CONTRACTOR submits Deliverables that do not meet specifications, fails to complete Deliverables timely, or fails to perform its obligation under this Contract, PRDOH may require CONTRACTOR, at its sole expense, to:
1. repair or replace Deliverables that do not meet specifications;
 2. refund payment for Deliverables that do not meet specifications and accept the return of such Deliverables;
 3. pay liquidated damages for any past due Deliverable; and
 4. take necessary action to ensure that future performance and Deliverables meet specifications and conform to the Contract.

XII. TERMINATION

A. Termination for Cause or Default: The PRDOH may terminate this Agreement, in whole or in part, because of CONTRACTOR's failure to fulfill any of its obligations. The PRDOH shall terminate this Agreement by delivering to the CONTRACTOR a **thirty (30) calendar day** notice of termination specifying the extent to which the performance of the service under this Agreement is terminated, the reason therefor and the effective date of termination. CONTRACTOR shall, upon written notice, be provided a **ten (10) calendar day** opportunity to cure the alleged defect that resulted in the

perceived default. If the defect is not cured within that period of time, CONTRACTOR shall immediately discontinue all such services being terminated and deliver to the PRDOH all information, notes, drafts, documents, analysis, reports, compilations, studies and other materials accumulated or generated in performing the services contemplated in this Agreement, whether completed or in process. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the PRDOH for damage sustained to PRDOH CDBG-DR Program by virtue of any breach of the Agreement by the CONTRACTOR. The PRDOH may withhold any payments to the CONTRACTOR, for the purpose of off-set or partial payment, as the case may be, of amounts owed to the PRDOH by the CONTRACTOR. PRDOH shall make payment, in accordance with the terms of this Agreement, of any amounts due to CONTRACTOR for allowable services rendered prior to the termination notice.

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- B. Termination for Convenience:** The PRDOH may terminate this Agreement, in whole or in part, whenever the PRDOH determines that such termination is necessary or convenient to the Agency. The PRDOH will terminate this Agreement by delivering to the CONTRACTOR a **thirty (30) calendar day** notice of termination specifying the extent to which the performance of the work under this Agreement is terminated, and the effective date of termination. Upon receipt of such notice, the CONTRACTOR shall immediately discontinue all services affected and deliver to the PRDOH all information, studies and other materials property of the PRDOH. In the event of a termination by Notice, the PRDOH shall be liable only for payment of services rendered up to and including the effective date of termination. PRDOH shall make payment, in accordance with the terms of this Agreement, of any amounts due to CONTRACTOR for allowable services rendered prior to the termination notice.
- C. Termination by Unilateral Abandonment:** The PRDOH will consider this Agreement immediately terminated, in the event that the CONTRACTOR unilaterally and without prior notice, chooses to abandon (in any shape, form or fashion) cease and desist in the specific performance of its general and particular duties and responsibilities as agreed in this Agreement. Upon the knowledge of such event, the PRDOH will not be held liable and will immediately, automatically and retroactively deduct from any future reimbursement, all funds from the day such unilateral abandonment took place. The PRDOH will not be compelled to continue the performance of the Agreement, should the CONTRACTOR breach the Agreement by unilateral abandonment. For the purposes of this Section, Abandonment shall mean that CONTRACTOR voluntarily and intentionally disavows its contractual duties in a manner that is overt and without question a relinquishment of said contractual duties.
- D. Unilateral Termination:** The PRDOH may terminate this Agreement, in whole or in part, at PRDOH's sole discretion, with or without cause, at any time. The PRDOH will terminate this Agreement by delivering to the CONTRACTOR a **thirty (30) calendar day** notice of termination specifying the extent to which the performance of the work under this Agreement is terminated, and the effective date of termination. Upon receipt of such notice, the CONTRACTOR shall immediately discontinue all services affected and deliver to the PRDOH all information, studies and other materials property of the PRDOH. In the event of a termination by Notice, the PRDOH shall be liable only for payment of services rendered up to and including the effective date of termination.
- E. Suspension:** The PRDOH may suspend this Agreement in whole or in part at any time for the PRDOH's convenience. The PRDOH shall give the CONTRACTOR **five (5) business days'** written notice of such suspension. Upon receipt of said notice the CONTRACTOR shall immediately discontinue all Services affected.
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F. Immediate Termination: In the event the CONTRACTOR is subjected to a criminal or civil action, suit, proceeding, inquiry or court of applicable jurisdiction, or any governmental agency, or the CONTRACTOR shall be subject to an order, judgment, or opinion, issued by any federal or local authority, a court of applicable jurisdiction, or any governmental agency, in connection with the execution, delivery, and performance by the CONTRACTOR of this Agreement or the CONTRACTOR of this Agreement has been noncompliant, breach, inaccuracy of any representation, warranties, covenants, or the certifications provided herein, whether the noncompliance, breach or inaccuracy takes place before or after the execution of this Agreement, the PRDOH shall have the right to the immediate termination of this Agreement notwithstanding, any provisions to the contrary herein. This Section will apply in the event of any judgment that may obligate the PRDOH to terminate the Agreement pursuant to Act Number 2 of January 2, 2018, as amended, known as the Anti-Corruption Code for the New Puerto Rico.

G. Period of Transition: Upon termination of this Agreement, and for **ninety (90) consecutive calendar days** thereafter (the Transition Period), CONTRACTOR agrees to make himself available to assist the PRDOH with the transition of services assigned to CONTRACTOR by the PRDOH. CONTRACTOR shall provide to the PRDOH the assistance reasonably requested to facilitate the orderly transfer of responsibility for performance of the Services to the PRDOH or a third party designated by the PRDOH. PRDOH reserves the right to provide for the execution of a Transition Services Agreement for the Transition Period. In such instance, the CONTRACTOR will be paid at a reasonable, agreed upon, hourly rate for any work performed for the PRDOH during the Transition Period. Moreover, during that Transition Period, all finished or unfinished records (files, data, work product) connected with this Agreement will be turned over to PRDOH.

XIII. PENALTIES AND LIQUIDATED DAMAGES

A. Penalties

1. In the event the CONTRACTOR is determined to have engaged in any proscribed conduct or otherwise is in default as to any applicable term, condition, or requirement of this Agreement, at any time following the Effective Date of the Agreement, the CONTRACTOR agrees that, PRDOH may impose sanctions against the CONTRACTOR for any default in accordance with **Attachment B.** and this Section. Refer to all required provisions set forth at 2 C.F.R. § 200.326 and 24 C.F.R. § 570.489(g), if applicable, and the Contract and Subrecipient Agreement Manual , Section 2, Subsection 2.4.1(a), as found in the CDBG-DR Website (www.cdbg-dr.pr.gov) which is herein included and made integral part of this Agreement, as it may be updated from time to time.
2. If the CONTRACTOR fails to comply with federal statutes, regulations or the terms and conditions of the Agreement, PRDOH may take one or more of the following actions:
 - i. Temporarily withhold cash payments pending correction of the deficiency by the CONTRACTOR.
 - ii. Disallow all or part of the cost of the activity or action not in compliance.
 - iii. Initiate suspension or debarment proceedings as authorized under 2 C.F.R. part 180.


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- iv. Withhold further Federal awards for the project or program.
- v. Take other remedies that may be legally available.

B. Liquidated damages

The CONTRACTOR shall pay to PRDOH, as liquidated damages, \$100 for each calendar day that any task deliverable required is late until deemed in compliance subject to a maximum of \$1,000 established in this Contract between PRDOH and the CONTRACTOR, in accordance with **Attachments B**. Said sum, in view of the difficulty of accurately ascertaining the loss which PRDOH will suffer by reason of delay in the completion of the Work hereunder, is hereby fixed and agreed as the liquidated damages that PRDOH will suffer by reason of such delay. Liquidated damages received hereunder are not intended to be nor shall they be treated as either a partial or full waiver or discharge of the PRDOH's right to indemnification, or the CONTRACTOR's obligation to indemnify the PRDOH pursuant to this Contract, or to any other remedy provided for in this Contract or by Law. Liquidated damages may be assessed at the sole discretion of PRDOH. For the purpose of applying and calculating such liquidated damages, a grace period of **ten (10) business days** shall be observed. The PRDOH may deduct and retain out of the monies which may become due hereunder, the amount of any such liquidated damages; and in case the amount which may become due hereunder shall be less than the amount of liquidated damages due to the PRDOH per the formula above, the CONTRACTOR shall be liable to pay the difference.

XIV. LIABILITY

In no event, the PRDOH shall be liable for any indirect, incidental, special or consequential damages, or damages for loss of profits, revenue, data or use, incurred by either party or any third party, whether in an action in contract or tort, even if the other party or any person has been advised of the possibility of such damages. Third parties operating under this program, with their agency, will have their own general civil and criminal liability imposed by law towards the PRDOH, the CONTRACTOR and any citizen.

The CONTRACTOR shall carry the insurances as are required by law (if applicable), as set forth below. The CONTRACTOR shall furnish PRDOH certificates of insurance.

XV. INSURANCE

A. Required Coverage

The CONTRACTOR shall keep in force and effect for the period beginning from the execution of the Agreement and ending at the completion of all services to be provided hereunder, insurance policies in compliance with the Insurance Requirements, attached hereto and made an integral part hereof as **Attachment D**. The CONTRACTOR shall meet all other insurance requirements as may be imposed by PRDOH from time to time.

Upon the execution of this Agreement, the CONTRACTOR shall furnish PRDOH with original and two (2) certified copies of the insurance policies described in **Attachment D** and any other evidence PRDOH may request as to the policies' full force and effect.

Any deductible amount, under any of the policies, will be assumed in whole by the CONTRACTOR for any and all losses, claims, expenses, suits, damages, costs, demands or

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liabilities, joint and several of whatever kind and nature arising from the Agreement resulting from this solicitation by and between the CONTRACTOR and PRDOH.

The PRDOH shall not be held responsible under any circumstances for payments of any nature regarding deductibles of any Commercial Liability Policies for the aforementioned Agreement.

B. Endorsements

Each insurance policy maintained by the CONTRACTOR must be endorsed as follows:

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1. PRDOH, Government of Puerto Rico, HUD and its officers, agents and employees are named as additional insured (except Worker's Compensation) but only with respect to liability arising out of tasks performed for such insured by or on behalf of the named insured.
 2. To provide waiver of subrogation coverage for all insurance policies provided or herein in favor of PRDOH and its respective officers, agents and employees.
 3. The insurer shall be required to give PRDOH written notice at least **thirty (30) days** in advance of any cancellation in any such policies.
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The CONTRACTOR shall furnish to PRDOH, prior to commencement of the work, certificates of insurance from insurers with a rating by the A.M. Best Co. of B+ and five (5) or over on all policies, reflecting policies in force, and shall also provide certificates evidencing all renewals of such policies. Insurers shall retain an A.M. Best Co. rating of B+ and five (5) or over on all policies throughout the term of this Agreement and all policy periods required herein. The insurance company must be authorized to do business in Puerto Rico and be in good standing.

C. Related Requirements

The CONTRACTOR shall furnish original Certificates of Insurance evidencing the required coverage to be in force on the Effective Date of Agreement. In the case of Payment and Performance Bond, Certificate of Authority, Power of Attorney and Power of Attorney License issued by the Commissioner of Insurance shall be furnished. THE REQUIRED DOCUMENTATION MUST BE RECEIVED PRIOR TO THE CONTRATOR COMMENCING WORK. NO CONTRACTOR OR ITS AUTHORIZED REPRESENTATIVES ARE TO BEGIN THEIR RESPONSIBILITIES UNDER THE AGREEMENT PRIOR TO FULL COMPLIANCE WITH THIS REQUIREMENT AND NOTIFICATION FROM PRDOH TO PROCEED.

Renewal Certificates of Insurance or such similar evidence is to be received by the Contract Administration of the Legal Division and/or the Finance area of the CDBG-DR program prior to expiration of insurance coverage. At PRDOH's option, non-compliance will result in one or more of the following actions: (1) The PRDOH will purchase insurance on behalf of the CONTRACTOR and will charge back all cost to the CONTRACTOR; (2) all payments due the CONTRACTOR will be held until the CONTRACTOR has complied with the Agreement; and/or (3) The CONTRACTOR will be assessed **Five Thousand Dollars (\$5,000.00) for every day of non-compliance.**

The receipt of any certificate does not constitute agreement by PRDOH that the insurance requirements in the Agreement have been fully met or that the insurance policies indicated on the certificate are in compliance with the requirements of the

Agreement. The insurance policies shall provide for **thirty (30) days** written notice to be given to PRDOH in the event coverage is substantially changed, cancelled or non-renewed.

The CONTRACTOR shall require all subcontractors or consultants to carry the insurance required herein or the CONTRACTOR, may provide the coverage for any or all of its subcontractors and if so, the evidence of insurance submitted shall so stipulate and adhere to the same requirements and conditions as outlined above.

The CONTRACTOR expressly understands and agrees that whenever the CONTRACTOR is covered by other primary, excess, or excess contingent insurance that, any insurance or self-insurance program maintained by PRDOH shall apply in excess of and will not contribute with insurance provided by the CONTRACTOR under this Agreement.

XVI. HOLD HARMLESS

The CONTRACTOR and its affiliates, its successors and assignees will indemnify the PRDOH from any damages and/or losses arising out of any breach of this Agreement by the CONTRACTOR or against personal injuries or property damage resulting from any act of negligence or omission by the CONTRACTOR and its affiliates in connection with this Agreement.

XVII. FORCE MAJEURE

In the event of a fire, flood, earthquake, natural disaster, hurricane, riot, act of governmental authority in its sovereign capacity, pandemic officially declared by the Government of Puerto Rico, strike, labor dispute or unrest, embargo, war, insurrection or civil unrest, any *Force Majeure* including inclement weather, herein collectively referred to as *Force Majeure* during the term of this Agreement, neither the PRDOH nor the CONTRACTOR shall be liable to the other party for nonperformance during the conditions created by such event.

The CONTRACTOR shall notify, as soon as possible, the PRDOH of the occurrence of the *Force Majeure* event and describe in reasonable detail, the nature of the *Force Majeure* event.

XVIII. CONFLICTS OF INTEREST

The CONTRACTOR shall comply with the ethics requirements set forth herein and warrant that to the best of its knowledge and belief and except as otherwise disclosed, it does not have any organizational conflict of interest which is defined as a situation in which the nature of the work under a PRDOH contract and CONTRACTOR'S organizational, financial, contractual or other interest are such that:

- a) Award of the Agreement may result in an unfair competitive advantage; or
- b) The CONTRACTOR's objectivity in performing the contract work may be impaired.

The CONTRACTOR agrees that if after award he or she discovers an organizational conflict of interest with respect to this Agreement, it shall make an immediate (within the next **seventy-two (72) hours**) and full disclosure in writing to the Contracting Officer, which shall include a description of the action, which the CONTRACTOR has taken or intends to

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take to eliminate or neutralize the conflict. The CONTRACTOR will disclose the details of any existing or future contract to provide services to third parties participating or for the purpose to participate in disaster recovery programs or projects in Puerto Rico. The PRDOH may, however, terminate the Agreement for the convenience of PRDOH if it would be in its best interest.

In the event the CONTRACTOR was aware of an organizational conflict of interest before the award of this Agreement and did not disclose the conflict to the Contracting Officer, the PRDOH may terminate the Agreement for default.

The provisions of this clause shall be included in all subcontracts and/or consulting agreements wherein the work to be performed is similar to the services provided by the CONTRACTOR. The CONTRACTOR shall include in such subcontracts and consulting agreements any necessary provision to eliminate or neutralize conflicts of interest.

XIX. INDEPENDENT CONTRACTOR

The relationship of the CONTRACTOR to PRDOH shall be that of an independent CONTRACTOR rendering professional services. Neither the CONTRACTOR nor any personnel of the CONTRACTOR shall have any authority to execute contracts or make commitments on behalf of PRDOH. Nothing contained herein shall be deemed to create the relationship of employer/employee, principal/agent, joint venture or partner between the CONTRACTOR and PRDOH. Further, the CONTRACTOR recognizes that in view of its status as an independent CONTRACTOR, neither it nor its employees or subcontractors will be entitled to participate in or receive any fringe benefits normally granted to PRDOH employees under such programs, including, but not limited to, worker's compensation, voluntary disability, travel accident insurance, medical/dental insurance, life insurance, long-term disability, holiday pay, sick pay, salary continuation pay, leaves of absence (paid or unpaid), pension plan and savings plan.

The CONTRACTOR shall have exclusive control over its employees and subcontractors (and the CONTRACTOR's employees and subcontractors are herein, collectively, referred to as the "CONTRACTOR Personnel"), its labor and employee relations and its policies relating to wages, hours, working conditions and other employment conditions. The CONTRACTOR has the exclusive right to hire, transfer, suspend, lay off, recall, promote, discipline, discharge and adjust grievances with its CONTRACTOR Personnel. The CONTRACTOR is solely responsible for all salaries and other compensation of its CONTRACTOR Personnel who provide Services.

The CONTRACTOR is solely responsible for making all deductions and withholdings from its employees' salaries and other compensation and paying all contributions, taxes and assessments, including union payments. The CONTRACTOR shall be responsible for and shall defend, indemnify and hold harmless PRDOH, and its agents, officers, directors, employees, representatives, CONTRACTOR's, successors and assigns against all costs, expenses and liabilities, including without limitation reasonably prudent attorneys' fees relative to the situation, in connection with the CONTRACTOR's employment and/or hiring of any CONTRACTOR Personnel providing any of the Services, including without limitation: (i) payment when due of wages and benefits, (ii) withholding of all payroll taxes, including but not limited to, unemployment insurance, workers' compensation, FICA and FUTA, (iii) compliance with the Immigration Reform Control Act, and (iv) compliance with any other applicable laws relating to employment of any CONTRACTOR Personnel of, and/or hiring by, CONTRACTOR in connection with the Services.

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XX. NOTICES

All notices required or permitted to be given under the Agreement shall be in writing, and shall be deemed given when delivered by hand or sent by registered or certified mail, return receipt requested, to the address as follows:

To: PRDOH

William O. Rodríguez Rodríguez, Esq.
Secretary
Puerto Rico Department of Housing
606 Barbosa Ave.
Juan C. Cordero Dávila Bldg.
San Juan, PR 00918

To: CONTRACTOR

Virgie Saad Batista
President
Karla Furniture MFG, Inc.
Carr. 854 K.M. 4.3
Toa Baja, PR, 00951

XXI. THIRD PARTIES

Nothing contained in this Agreement shall create a contractual relationship with, or a cause of action of a third party against either the PRDOH or the CONTRACTOR.

XXII. SUBCONTRACTS

A. General: All subcontracts shall contain the applicable provisions described in **Attachment E** (HUD General Provisions), as well as applicable provisions set forth in 2 C.F.R. § 200.101. The PRDOH shall review subcontracts as part of the compliance, monitoring, and oversight process performed by PRDOH or upon request.

B. Specific Requirements: All subcontracts shall contain provisions specifying:

- i. That the work performed by the subcontractor be in accordance with the applicable terms of this Agreement between the PRDOH and CONTRACTOR;
- ii. That nothing contained in such subcontract agreement shall impair the rights of the PRDOH;
- iii. That nothing contained herein, or under this Agreement will create any contractual relation between the subcontractor and the PRDOH;
- iv. That the subcontractor specifically agrees to be bound by the confidentiality provision regarding Personal Identifiable Information set forth in this Agreement;
- v. That CONTRACTOR will be responsible for ensuring all subcontract work is performed consistent with federal and state regulations and/or policies to be eligible for reimbursement of the approved work; and
- vi. All Federal flow down provisions are included in the subcontract agreement per Federal guidelines.

C. Monitoring: CONTRACTOR shall diligently monitor all subcontracted services. If CONTRACTOR discovers any areas of noncompliance, CONTRACTOR shall provide

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the PRDOH summarized written reports supported with documented evidence of corrective action.

- D. Content:** CONTRACTOR shall cause all the applicable provisions of this Agreement to be included in, and made a part of, any subcontract executed in the performance of this Agreement.
- E. Notification:** CONTRACTOR shall notify and provide a copy of any and all subcontracts related to this Agreement and CDBG-DR funds to the Contract Administration Area of the PRDOH CDBG-DR Legal Division within **three (3) business days** of its execution.

XXIII. CERTIFICATION OF COMPLIANCE WITH LEGAL REQUIREMENTS

Given that the Agreement involves funds for which HUD is the oversight agency, the CONTRACTOR agrees to carry out its obligations under this Agreement in compliance with all the requirements described in **Attachment E** (HUD General Provisions), **Attachment F** (Contractor Certification Requirement) and the following provisions:

- A. Compliance with Executive Order 24:** Pursuant to Executive Order 24 of June 18, 1991, the CONTRACTOR certifies and guarantees that at the signing of this Agreement it has filed all the necessary and required income tax returns to the Government of Puerto Rico for the last **five (5) years**. The CONTRACTOR further certifies that it has complied and is current with the payment of any and all income taxes that are, or were due, to the Government of Puerto Rico. The CONTRACTOR shall hand out, to the satisfaction of the PRDOH and whenever requested by the PRDOH during the term of this Agreement, the necessary documentation to support its compliance of this clause. The CONTRACTOR will be given a specific amount of time by the PRDOH to produce said documents. During the term of this Agreement, the CONTRACTOR agrees to pay and/or to remain current with any repayment plan agreed to by the CONTRACTOR with the Government of Puerto Rico.
- B. Compliance with Executive Order 52:** Pursuant to Executive Order 52 of August 28, 1992, amending EO-1991-24, the CONTRACTOR certifies and warrants that it has made all payments required for unemployment benefits, workmen's compensation and social security for chauffeurs, whichever is applicable, or that in lieu thereof, has subscribed a payment plan in connection with any such unpaid items and is in full compliance with the terms thereof. The CONTRACTOR accepts and acknowledges its responsibility for requiring and obtaining a similar warranty and certification from each and every CONTRACTOR and subcontractor whose service the CONTRACTOR has secured in connection with the services to be rendered under this Agreement and shall forward evidence to PRDOH as to its compliance with this requirement.
- C. Social Security and Income Tax Retentions:** The CONTRACTOR will be responsible for rendering and paying the Federal Social Security and Income Tax Contributions for any amount owed as a result of the income from this Agreement.
- D. Government of Puerto Rico Municipal Tax Collection Center (CRIM, for its Spanish acronym):** The CONTRACTOR certifies and guarantees that at the signing of this Agreement it has no current debt with regards to property taxes that may be registered with the Government of Puerto Rico's Municipal Tax Collection Center. The CONTRACTOR further certifies to be current with the payment of any and all property taxes that are or were due to the Government of Puerto Rico. The CONTRACTOR shall

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hand out, to the satisfaction of the PRDOH and whenever requested by the PRDOH during the term of this Agreement, the necessary documentation to support its compliance of this clause. The CONTRACTOR will deliver upon request any documentation requested under this clause as per request of PRDOH. During the Term of this Agreement, the CONTRACTOR agrees to pay and/or to remain current with any repayment plan agreed to by the CONTRACTOR with the Government of Puerto Rico with regards to its property taxes.

E. Income Tax Withholding: The PRDOH shall retain the corresponding amount from all payments made to the CONTRACTOR, as required by the Puerto Rico Internal Revenue Code. The PRDOH will advance such withholdings to the Government of Puerto Rico's Treasury Department (known in Spanish as *Departamento de Hacienda del Gobierno de Puerto Rico*). The PRDOH will adjust such withholdings provided the CONTRACTOR produces satisfactory evidence of partial or total exemption from withholding.

F. Compliance with Act No. 45 of April 18, 1935, as amended, 11 L.P.R.A. § 1, et seq.: The CONTRACTOR certifies and guarantees that at the signing of this Agreement has valid insurance issued by the State Insurance Fund Corporation (CFSE, for its Spanish Acronym), as established by Act No. 45, *supra*, known as the "Puerto Rico Workers' Accident Compensation Act".

G. Government of Puerto Rico's Agency for the Collection of Child Support (ASUME, for its Spanish acronym): The CONTRACTOR certifies and guarantees that at the signing of this Agreement that the CONTRACTOR nor any of its Partners, if applicable, have any debt or outstanding debt collection legal procedures with regards to child support payments that may be registered with the Government of Puerto Rico's Child Support Administration. The CONTRACTOR hereby certifies that it is a limited liability company organized and existing in good standing under the laws of the Government of Puerto Rico. The CONTRACTOR shall present, to the satisfaction of PRDOH, the necessary documentation to substantiate the same. The CONTRACTOR will be given a specific amount of time by PRDOH to deliver said documents.

H. Compliance with Act No. 168-2000, as amended, 8 L.P.R.A. § 711 , et seq.: The CONTRACTOR is in full compliance with Act No. 168-2000, as amended, known as "Act for the Improvement of Elderly Support of Puerto Rico."

I. Compliance with Act No. 1-2012, as amended, 3 L.P.R.A. § 1854, et seq.: The PRDOH and the CONTRACTOR hereby certify that in signing this Agreement they are in compliance with Act No. 1-2012, as amended, known as "Puerto Rico Government Ethics Act of 2011", in connection with the possibility of a conflict of interest.

J. Clause of Governmental Ethics Certification of Absence of Conflict of Interests - The CONTRACTOR certifies that: (1) No public servant of this executive agency has a pecuniary interest in this contract, purchase or commercial transaction. (2) No public servant of this executive agency has requested me or accepted from me, directly or indirectly, for him (her), for any member of his family unit or for any person, gifts, bonuses, favors, services, donations, loans or anything else of monetary value. (3) No public servant (s) requested or accepted any good of economic value, linked to this transaction, from any person of my entity as payment for performing the duties and responsibilities of their employment. (4) No public servant has requested from me, directly or indirectly, for him (her), for any member of her family unit, or for any other person, business or entity, some of economic value, including gifts, loans, promises, favors or services in exchange for the performance of said public servant is influenced

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in my favor or of my entity. (5) I have no kinship relationship, within the fourth degree of consanguinity and second by affinity, with any public servant who has the power to influence and participate in the institutional decisions of this executive agency.

K. Ethics. CONTRACTOR also acknowledges receipt and agrees to obey with the Anticorruption Code for the New Puerto Rico known in Spanish as "Código Anticorrupción para el Nuevo Puerto Rico".

L. Non-Conviction. The CONTRACTOR certifies that it has not been convicted nor accused of a felony or misdemeanor against the government, public faith and function, or that involves public property or funds, either federal or local in origin. Furthermore, CONTRACTOR also certifies that:

1. It has not been convicted, nor has pleaded guilty at a state or federal bar, in any jurisdiction of the United States of America, of crimes consisting of fraud, embezzlement or misappropriation of public funds, as stated in Act Number 2 of January 2, 2018, as amended, known as the Anti-Corruption Code for the New Puerto Rico, which prohibits the award of Offers or government contracts to those convicted of fraud, misappropriation of public fund.
2. It understands and accepts that any guilty plea or conviction for any of the crimes specified in Article 3 of said Act, will also result in the immediate cancellation of any contracts in force at the time of conviction, between the undersigned and whichever Government Agencies, Instrumentalities, Public Corporations, Municipalities and the Legislative or Judicial Branches.
3. It declares under oath the above mentioned in conformity with what is established as in Act Number 2 of January 2, 2018, as amended, known as the Anti-Corruption Code for the New Puerto Rico, which prohibits awarding Offers for government contracts, to those convicted of fraud, embezzlement or misappropriation of public funds.
4. The CONTRACTOR represents and guarantees that none of its employees, officials or agents have been convicted of a felony or misdemeanor as described in this sub-section. Moreover, the CONTRACTOR agrees to notify PRDOH should any employee, official, or agent is convicted of a felony or misdemeanor as described in this sub-section after the date of this Agreement. Said notice shall be made within **ten (10) business days** from the time of the conviction.

M. Other payments or compensation: The CONTRACTOR certifies that it does not receive payment or compensation for regular services rendered as an official or public employee to another government entity, agency, public corporation or municipality, and knows the ethical standards of his profession and assumes responsibility for his actions.

N. Consequences of Non-Compliance: The CONTRACTOR expressly agrees that the conditions outlined throughout this Section are essential requirements of this Agreement; thus, should any one of these representations, warrants, and certifications be incorrect, inaccurate or misleading, in whole or in part, there shall be sufficient cause for PRDOH to render this Agreement null and void and the CONTRACTOR reimburse to PRDOH all moneys received under this Agreement.

XXIV. ACT NO. 18 OF OCTOBER 30, 1975, as amended, 2 L.P.R.A. secs. 97-98

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The parties to this Agreement agree that its effective date will be subject to the due registration and remittance to the Office of the Comptroller of Puerto Rico. No rendering or consideration subject matter of this Agreement will be required before its registration at the Office of the Comptroller of Puerto Rico pursuant to Act No. 18 of October 30, 1975, as amended. The CONTRACTOR will be responsible for ensuring that this Agreement has been registered before the rendering of services by requesting a copy of the registered Agreement with its proper number and date of registry. No services under this Agreement will continue to be delivered after its effective date unless at the expiration date, an amendment signed by both parties and duly registered exists. No services performed in violation of this provision will be paid. The party violating this clause will be doing so without any legal authority, this action will be deemed as *ultra vires*.

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XXV. MEMORANDUM NO. 2021-003; CIRCULAR LETTER 001-2021 OF THE OFFICE OF THE CHIEF OF STAFF OF THE GOVERNOR (SECRETARÍA DE LA GOBERNACIÓN) & THE OFFICE OF MANAGEMENT AND BUDGET (OFICINA DE GERENCIA Y PRESUPUESTO)

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- A. Interagency Services Clause:** Both contracting parties acknowledge and agree that services retained may be provided to any entity of the Executive Branch with which the contracting entity makes an interagency agreement or by direct provision of the Office of the Chief of Staff of the Governor (*Secretaría de la Gobernación*). These services will be performed under the same terms and conditions in terms of hours of work and compensation set forth in this Agreement. For purposes of this clause, the term "Executive Branch entity" includes all agencies of the Government of Puerto Rico, as well as public instrumentalities and corporations and the Office of the Governor.
- B. Termination Clause:** The Chief of Staff (*Secretario de la Gobernación*) of the Governor shall have the power to terminate this Agreement at any time.
- C. Contract Review Policy of the Financial Supervision and Administration Board for Puerto Rico:** The parties acknowledge that the contractor has submitted the certification entitled "Contractor Certification Requirement" required in accordance with the Contract Review Policy of the Financial Oversight and Management Board (FOMB) for Puerto Rico, effective as of November 6, 2017 as amended on October 30, 2020, signed by the Contractor's Executive Director (or another official with an equivalent position or authority to issue such certifications). A signed copy of the "Contractor's Certification Requirement" is included as **Attachment F** to this contract.

XXVI. COMPLIANCE WITH FEDERAL LAW, REGULATIONS, & EXECUTIVE ORDERS

The CONTRACTOR acknowledges that HUD financial assistance will be used to fund the Agreement only. Also, the CONTRACTOR shall comply with all applicable Federal, state and local laws, rules, regulations, and policies relating to CDBG-DR and CDBG Program services. This includes without limitation, applicable Federal Registers; 2 C.F.R. part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Housing and Community Development Act of 1974; 24 C.F.R. part 570 Community Development Block Grant; applicable waivers; Fair Housing Act, 24 C.F.R. Part 35, 24 C.F.R. Part 58, 24 C.F.R. Part 135; National Historic Preservation Act, and any other applicable state laws or regulations, including the requirements related to nondiscrimination, labor standards, and the environment; and Action Plan amendments and HUD's guidance on the funds. Also, CONTRACTOR shall comply, without limitation,

those set forth in **Attachment E** and in compliance with all the requirements described in **Attachment F**.

XXVII. CDBG-DR POLICIES AND PROCEDURES

In addition to what is established in this Agreement, the CONTRACTOR shall comply with all CDBG-DR program specific and general policies and procedures, including, but not limited to, the Contract and Subrecipient Agreement Manual, OS&H Guideline, MWBE Policy, Procurement Manual for the CDBG-DR Program, URA & ADP Guidelines, Cross Cutting Guidelines, AFWAM Policy, Section 3 Policy, Personally Identifiable Information, Confidentiality, and Nondisclosure Policy and Conflict of Interest and Standards of Conduct Policy, as found in the CDBG-DR Website (www.cdbg-dr.pr.gov), which are herein included and made integral part of this Agreement, as they may be updated from time to time, and reporting requirements as established by the PRDOH.

XXVIII. SECTION 3 CLAUSE

A. The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

B. The parties to this contract agree to comply with HUD's regulations in 24 C.F.R. part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediments that would prevent them from complying with the part 75 regulations.

C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

D. The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. part 75 and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. part 75.

E. The contractor acknowledges that subrecipients, contractors, and subcontractors are required to meet the employment, training, and contraction requirements of 24 CFR 75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

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F. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 C.F.R. part 75.

G. Noncompliance with HUD's regulations in 24 C.F.R. part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD-assisted contracts.

H. With respect to work performed in connection with Section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (46 U.S.C. § 5307) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of Section 3 and section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).

- I. The Contractor agrees to submit, and shall require its subcontractors to submit to them, quarterly reports to the PRDOH detailing the total number of labor hours worked on the Section 3 Project, the total number of labor hours worked by Section 3 Workers, and the total number of hours worked by Targeted Section 3 Workers, and any affirmative efforts made during the quarter to direct hiring efforts to low- and very low-income persons, particularly persons who are Section 3 Workers and Targeted Section 3 Workers.

XXIX. BYRD ANTI-LOBBYING AMENDMENT, 31 U.S.C. § 1352

The CONTRACTOR certifies, to the best of his or her knowledge, that:

- A. -No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- B. --If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Forms-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.
- C. -The CONTRACTOR shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this

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transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by 31, U.S.C. §1352 (as amended by the Lobbying Disclosure Act of 1995). The CONTRACTOR acknowledges that any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. The CONTRACTOR certifies or affirms the truthfulness and accuracy of each statement of its certification and disclosure, if any. In addition, the CONTRACTOR understands and agrees that the provisions of 31 U.S.C. §3801 *et seq.*, apply to this certification and disclosure, if any.

XXX.EQUAL OPPORTUNITY

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- A. -The CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, religion, sex, sexual orientation, gender identity or national origin. The CONTRACTOR will take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
- B. --The CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive considerations for employment without regard to race, color, religion, sex, or national origin.
- C. -When applicable, the CONTRACTOR will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the CONTRACTOR's commitments under this Section and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- D. -The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, as amended by Executive Order 11375 of October 13, 1967, and as supplemented by the rules, regulations, and relevant orders of the United States Secretary of Labor.
- E. --The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, as amended, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
- F. --In the event of the CONTRACTOR's noncompliance with the nondiscrimination clauses of this Agreement or with any of the said rules, regulations, or orders, this Agreement may be canceled, terminated, or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, as amended, and

such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, as amended, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

G.-The CONTRACTOR will include the portion of the sentence immediately preceding paragraph (A) and the provisions of paragraphs (A) through (F) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, as amended, so that such provisions will be binding upon each subcontractor or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the administering agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, however, that in the event a CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the administering agency, the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

XXXI. SOLID WASTE DISPOSAL ACT

- 1) In the performance of this contract, the CONTRACTOR shall make maximum use of products containing recovered materials that are Environmental Protection Agency (EPA)- designated items unless the product cannot be acquired:
 - a. Competitively within a timeframe providing for compliance with the contract performance schedule;
 - b. Meeting contract performance requirements; or
 - c. At a reasonable price.
- 2) Information about this requirement, along with the list of EPA- designated items, is available at EPA's Comprehensive Procurement Guidelines web site, <https://www.epa.gov/smm/comprehensive-procurement-guideline-cpg-program>.
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- 3) Contractor must comply with section 6002 of the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act. The requirements of Section 6002 include:
 - a. procuring only items designated in guidelines of the EPA at 40 C.F.R. part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, where the purchase price of the item exceeds ten thousand dollars (\$10,000) or the value of the quantity acquired during the preceding fiscal year exceeded ten thousand dollars (\$10,000);
 - b. procuring solid waste management services in a manner that maximizes energy and resource recovery; and
 - c. establishing an affirmative procurement program for procurement of recovered materials identified in the EPA guidelines.

XXXII. DRUG FREE WORKPLACE

The CONTRACTOR should establish procedures and policies to promote a Drug-Free workplace. Further, the CONTRACTOR should notify all employees of its policy for maintaining a Drug-Free workplace, and the penalties that may be imposed for drug abuse violations occurring in the workplace. Further, the CONTRACTOR shall notify the PRDOH if any of its employees is convicted of a criminal drug offense in the workplace no later than **ten (10) days** after such conviction.

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XXXIII.SUSPENSION AND DEBARMENT

- A. -This Agreement is a covered transaction for purposes of 2 C.F.R. part 180 and 2 C.F.R. part 2424. As such, the CONTRACTOR is required to verify that none of the CONTRACTOR, its principals (defined at 2 C.F.R. § 180.995), or its affiliates (defined at 2 C.F.R. §180.905) are excluded (defined at 2 C.F.R. §180.940) or disqualified (defined at 2 C.F.R. §180.935).
- B.--The CONTRACTOR must comply with 2 C.F.R. part 180, subpart C and 2 C.F.R. part 2424, and must include a requirement to comply with these regulations in any lower tier covered transaction it enters into.
- C. -This certification is a material representation of fact relied upon by PRDOH. If it is later determined that the CONTRACTOR did not comply with 2 C.F.R. part 180, subpart C and 2 C.F.R. part 2424, in addition to remedies available to PRDOH, the Federal Government may pursue available remedies, including but not limited to suspension and/or debarment.
- D. -The CONTRACTOR agrees to comply with the requirements of 2 C.F.R. part 180, subpart C and 2 C.F.R. part 2424, while this Agreement is valid. The CONTRACTOR further agrees to include a provision requiring such compliance in its lower tier covered transactions.

XXXIV. SYSTEM FOR AWARD MANAGEMENT (SAM) REGISTRATION

The CONTRACTOR must be registered in the System for Award Management (SAM) and shall maintain its registration active during contract performance and through final payment. The CONTRACTOR is responsible during performance and through final payment for the accuracy and completeness of the data within SAM. Failure to maintain registration in SAM can impact obligations and payments under this Agreement.

XXXV. NO OBLIGATION BY THE FEDERAL GOVERNMENT

The Federal Government is not a party to this Agreement and is not subject to any obligations or liabilities to the non-Federal entity, CONTRACTOR, or any other party pertaining to any matter resulting from the Agreement.

XXXVI. PROGRAM FRAUD & FALSE OR FRAUDULENT STATEMENTS OR RELATED ACTS

The CONTRACTOR acknowledges that 31 U.S.C. Chapter 38 (Administrative Remedies for False Claims and Statements) applies to the CONTRACTOR's actions pertaining to this Agreement.

XXXVII. BANKRUPTCY

In the event that CONTRACTOR files for bankruptcy protection, the Government of Puerto Rico and PRDOH may deem this Agreement null and void, and terminate this Agreement without notice.

XXXVIII. ENTIRE AGREEMENT

This Agreement and all its attachments represent the entire and integrated agreement between PRDOH and the CONTRACTOR and supersede all prior negotiations.

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representations, agreements and/or understandings of any kind. This Agreement may be amended only by written document signed by both PRDOH and the CONTRACTOR.

XXXIX. MODIFICATION OF AGREEMENT

Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if written and signed by both parties, and its authorized representatives. Those amendments shall make specific reference to this Agreement, comply with programmatic policies, procedures, and guidelines. Such amendments shall not invalidate this Agreement, nor relieve or release the Parties from their obligations under this Agreement.

However, PRDOH reserves the right to notify in writing to CONTRACTOR any applicable policies, procedures, regulations, requirements, guidelines, or change in law, whether existing or to be established, as well as changes and/or amendments thereof, and the notified policies, procedures, regulations, requirements, guidelines and laws shall be deemed incorporated by reference to this Agreement without the need of executing a separate written and signed amendment.

XL. BINDING EFFECT

This Agreement shall be binding upon and shall inure to the benefit of PRDOH and the CONTRACTOR, their successors and assigns.

The CONTRACTOR shall not assign this Agreement, in whole or in part, without the prior written consent of PRDOH, and any attempted assignment not in accordance herewith shall be null and void and of no force or effect.

XLI. ASSIGNMENT OF RIGHTS

The rights of each party hereunder are personal to that party and may not be assigned or otherwise transferred to any other person, contractor, corporation, or other entity without the prior, express, and written consent of the other party.

XLII. NON-WAIVER

The failure or delay of either party to insist upon the performance of and/or the compliance with any of the terms and conditions of this Agreement shall not be construed as a waiver of such terms and conditions or the right to enforce compliance with such terms and conditions.

XLIII. ORDER OF PRECEDENCE

In the event of an inconsistency in this Agreement or if a conflict occurs between this Agreement and any Attachment, Appendix, Exhibit, or Schedule, unless otherwise specifically stated in those documents, the order of precedence shall be: Federal laws, regulations, and policies applicable to this Agreement, this Contract and the HUD General Provisions (Attachment E), the Scope of Work (Attachment B), the Cost Form (Attachment C), and lastly, the CONTRACTOR's proposal (Attachment A).

XLIV. GOVERNING LAW JURISDICTION

This Agreement shall be governed by, interpreted, and enforced in accordance with the laws of the Government of Puerto Rico and any applicable federal laws and regulations. The parties further agree to assert any claims or causes of action that may arise out of

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this Agreement in the Puerto Rico Court of First Instance, Superior Court of San Juan, Puerto Rico.

XLV. CONSOLIDATIONS, MERGERS, CHANGE OF NAME, OR DISSOLUTIONS

A. Consolidation or Merger

In the event that the signing party (e.g. Subrecipient, Contractor, or Subcontractor) of the Agreement with the PRDOH moves for a consolidation or merger with another entity (private or public), by its discretion or otherwise, written notice of such decision or event shall be delivered to the PRDOH **at least fifteen (15) business days prior to the effective date** of the consolidation or merger. The notice shall include, but not limited to, a description of: the expected effective date of the consolidation or merger; name of each of the constituent entities moving to consolidate or merge into the single resulting or surviving entity; the proposed name of the resulting entity (in case of a consolidation) or the name of the surviving entity (in case of a merger) if necessary; reference to the projected capacity of the resulting or surviving entity to comply with the terms, conditions, obligations, tasks, services, and performance goals or requirements included in the Agreement as well as its Exhibits or Attachments; and a brief summary of the proposed plan to achieve the transition of duties (Scope of Work or Scope of Services), tasks, and performance goals or requirements to the resulting or surviving entity.

Upon the consolidation or the merger becoming effective, and supporting evidence of such event is notified to PRDOH, execution of an Amendment to the Agreement may follow. The Amendment would include, but not limited to, modifications to the clauses that refer to the identity, personal circumstances, address, and any other information related to the signing party deemed relevant by PRDOH for the execution of the Amendment. **No amendment to the Agreement will be necessary if the Subrecipient, Contractor, or Subcontractor becomes the surviving entity following a merger.**

Failure to comply with any of the before mentioned conditions, may result in the activation of the termination clauses provided in the Agreement.

B. Change of Name

In the event that the signing party (e.g. Subrecipient, Contractor, or Subcontractor) of the Agreement with the PRDOH initiates a change of name process, written notice of such decision or event shall be delivered to the PRDOH **at least fifteen (15) business days** prior to the effective date of such event. The notice shall include, but not limited to, a description of: the expected effective date of the change of name; the proposed name; inform of any change of address; and reference of any change in the capacity of the entity to comply with the terms, conditions, obligations, tasks, services, and performance goals or requirements included in the Agreement, as well as its Exhibits or Attachments.

Upon the change of name becoming effective, and supporting evidence of such event is notified to PRDOH, execution of an Amendment to the Agreement may follow. The Amendment would include, but not limited to, modifications to the clauses that refer to the identity, personal circumstances, address, and any other information related to the signing party deemed relevant by PRDOH for the execution of the Amendment.

Failure to comply with any of the before mentioned conditions, may result in the activation of the termination clauses provided in the Agreement.

C. Dissolution

In the event that the signing party (e.g. Subrecipient, Contractor, or Subcontractor) of the Agreement with the PRDOH moves for dissolution of the entity, written notice of such decision or event shall be delivered to the PRDOH **at least fifteen (15) business days** prior to the effective date of such event. The notice shall include, but not limited to, a description of the expected effective date of the dissolution; and contact information of one or more of its directors, officials or agents. Upon dissolution, becoming effective, and supporting evidence of such event is notified to PRDOH, termination of the Agreement will follow. Consequently, the signing party acknowledges and agrees to provide to the PRDOH, after termination of the Agreement, the assistance reasonably requested to facilitate the orderly transfer of responsibility for performance of the tasks or services to the PRDOH or a third party designated by the PRDOH. Moreover, all finished or unfinished

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records (files, data, work product) connected with this Agreement will be turned over to PRDOH following the Agreement termination.

XLVI. HEADINGS

The titles to the paragraphs of this Agreement are solely for reference purposes and the convenience of the parties and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this Agreement.

XLVII. FEDERAL FUNDING

The fulfillment of this Agreement is based on those funds being made available to the PRDOH as the lead administrative agency for Recovery. All expenditures under this Agreement must be made in accordance with this Agreement, the policies and procedures promulgated under the CDBG-DR Program, and any other applicable laws. Further, CONTRACTOR acknowledges that all funds are subject to recapture and repayment for non-compliance.

XLVIII. RECAPTURE OF FUNDS

PRDOH may recapture payments it makes to CONTRACTOR that (i) exceed the maximum allowable rates; (ii) are not allowed under applicable laws, rules, or regulations; or (iii) are otherwise inconsistent with this Agreement, including any unapproved expenditures. CONTRACTOR must refund such recaptured payments within **thirty (30) business days** after the PRDOH issues notice of recapture to CONTRACTOR.

XLIX. OVERPAYMENT

CONTRACTOR shall be liable to the PRDOH for any costs disallowed pursuant to financial and/or compliance audit(s) of funds received under this Agreement. CONTRACTOR shall reimburse such disallowed costs from funds other than those CONTRACTOR received under this Agreement.

L. SEVERABILITY

If any provision of this Agreement shall operate or would prospectively operate to invalidate the Agreement in whole or in part, then such provision only shall be deemed severed and the remainder of the Agreement shall remain operative and in full effect.

LI. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of whom shall be deemed to be an original, however, all of which together shall constitute one and the same instrument. If the Agreement is not executed by the PRDOH within **thirty (30) calendar days** of execution by the other party, this Agreement shall be null and void.

LII.SURVIVAL OF TERMS AND CONDITIONS

The terms and conditions of this Agreement related to the following subjects shall survive the termination or expiration of this Agreement: interpretive provisions; consideration; warranties; general affirmations, federal assurances, federal and state certifications; CDBG-DR and state funding, recapture of CDBG-DR and/or state funds, overpayment of CDBG-DR and/or state funds; ownership and intellectual property, copyright; records retention methods and time requirements; inspection, monitoring and audit;

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confidentiality; public records; indemnification and liability; infringement of intellectual property rights; independent contractor relationship; compliance with laws; notices; choice of law and venue; severability; dispute resolution; consolidations, merger, change of name, and dissolution. Terms and conditions that, explicitly or by their nature, evidence the Parties' intent that they should survive the termination or expiration of this Agreement shall so survive.

IN WITNESS THEREOF, the parties hereto execute this Agreement in the place and on the date first above written.

**PUERTO RICO DEPARTMENT OF
HOUSING**

KARLA FURNITURE MFG, INC.

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William O. Rodríguez Rodríguez
William O. Rodríguez Rodríguez (Sep 1, 2022 19:02 EDT)

William O. Rodríguez Rodríguez, Esq.
Secretary

Virgie Saad
Virgie Saad (Aug 31, 2022 12:45 EDT)

Virgie Saad Batista
President



ATTACHMENT A

April 13, 2022.

Auction Board,

REFERENCE: CDBG-DR-IFB-2022-05: FURNITURE ACQUISITION FOR EXECUTIVE OFFICES AND CONFERENCE ROOMS COMMUNITY DEVELOPEMPT BLOCK GRANT-DISASTER RECOVERY

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Dear gentlemen,

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In our proposal we are offering a price per unit and this price also includes transportation. Our offered furniture is KARLA brand which is manufactured here in Puerto Rico. We give a delivery of 60 days; this delivery will be fulfilled in its maximum if we do not have any situation beyond our control due to COVID 19. The delivery date will begin from the moment of receiving the purchase order, discuss the furniture designs and the location designated for its delivery.

All the furniture that we are offering is based on our experience and knowledge in the manufacture and demand for furniture as we have quoted for other state and federal government agencies. If we are the winners, we will request a meeting to discuss the descriptions according to the CDBG-DR-IFB-2022-05 auction specifications and the needs of the users for the housing department and our models and descriptions offered by our company KFM to be clear at the time of the manufacture of such furniture.

We offer a guarantee of 10, 5 and 2 years A.M.D. (Against Manufacturing Defects). Our guarantee is free from defects in its raw material and workmanship. Karla Furniture Mfg. Inc. promises to repair manufacturing defects or replace irreparable parts, free of charge received at our factory in Rio Piedras and/or Toa Baja. Enclosed, is the Warranty Certificate for more information. Karla Furniture Mfg. Guarantees colors, components and other parts that must be covered by the guarantee for an indefinite period if raw material suppliers keep an inventory at the time of requesting the guarantee. If we don't have the color or the affected component, another part will be offered from similar color or alternate.

The furniture offered is free of substances that can cause damage to health.

We give a payment term of 30 net days.

We certify that by signing this document I agree to abide by the provisions established in Law No. 2 of January 4, 2018, known as the Anti-Corruption Code for New Puerto Rico. I certify that I have not been convicted in the State or Federal jurisdiction for any of the crimes mentioned in Article 3.4 of the Code of Ethics of Law 2-2018.

Tel 787-794-0905 / 787-794-1068 Fax 787-794-1082 Email: kfm@karlafurnituremfg.com
Car. 954 Km 4.3 Zona Industrial, Toa Baja - P.O.Box 2925050 San Juan PR 00929

METAL & WOOD

Furniture Manufacturing



**MANUAL FOR CORRECT USE AND CLEANING OF PARTS, SURFACES,
LAMINATES, METAL AND FABRICS**

1. **Laminate Surfaces:** Recommended surface cleaning with a dampened microfiber-style cloth. Avoid by all means excessive wetting and seeping moisture into the joints. There are products such as cleaning oils to shine wood and laminate surfaces. It is NOT recommended, but if used, try not to wet it excessively and likewise avoid applying it near the joints.
2. **Metal:** The metals in this type of equipment is usually powder-coated and it can be cleaned with damp cloths. Does not require the use of chemical products and are in fact guaranteed against manufacturing defects in the event that they become discolored for any natural reason. One of our professionals takes care of the paint touch-ups. The chemicals used to clean could damage the paint, so the recommendation is that only superficial cleaning be done to remove the accumulated dust.
3. **Fabric:** The fabric is washable and flame resistant and it is recommended to clean it only with a damp microfiber cloth be used and allow to dry before reuse. In chemical products they are not recommended, but they can be used without affecting the material. There are liquid foams in "spray", make sure beforehand that the product is specifically for use in fabrics and vinyl products. If this is the case, when the fabric is used, it needs to dry before the upholstered equipment can be reused. Failure to do so could create wrinkles and/or marks on fabrics and/or vinyl products.




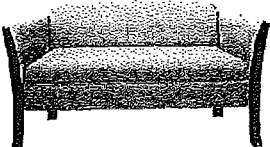
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EXHIBIT I
COST FROM OF KARLA FURNITURE MFG.


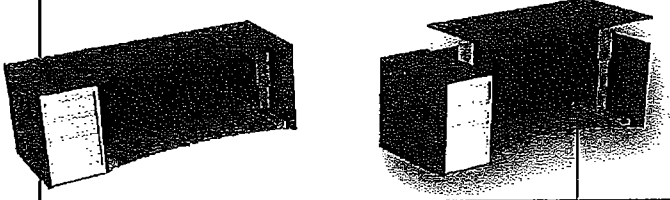
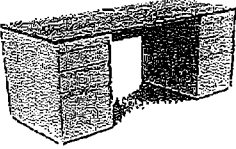
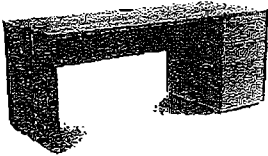
CDBG-DR-IFB-2022-05

ID	Product	Quantity	Price P/U	Total
1	<p style="text-align: center;">OV-32</p> <p>Armchair with seat and back upholstered in fabric and metal frame.</p> 	1	\$89.00	\$89.00
2	<p style="text-align: center;">C-3</p> <p>Contemporary sofa. Structure in wood covered in dense rubber foam and fabric. Solid wood legs. Capacity for 3 people.</p> 	1	\$790.00	\$790.00
3	<p style="text-align: center;">C-1</p> <p>Contemporary hall armchair. Structure in wood covered in dense rubber foam and fabric. Solid wood legs. Capacity for 1 person.</p> 	1	\$599.00	\$599.00
4	<p style="text-align: center;">C-2</p> <p>Contemporary "Loveseat" foyer. Structure in wood covered in dense rubber foam and fabric. Solid wood legs. Capacity for 2 people.</p> 	1	\$690.00	\$690.00

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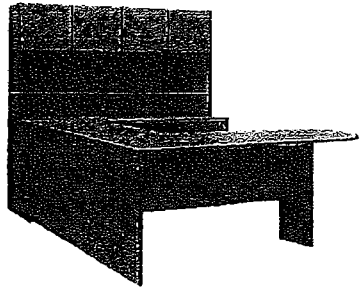
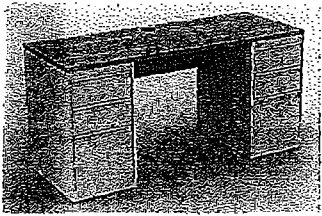
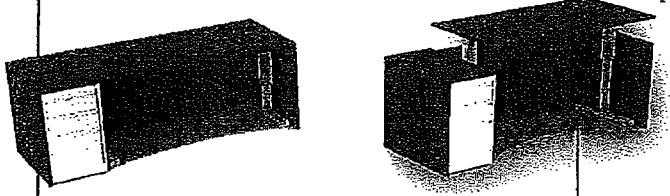
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5	<p>DM1-30 Table with a 30" diameter round top made of dense wood fibers with an industrial grade laminate finish.</p> 	1	\$390.00	\$390.00
6	<p>Electric Desk CFEA-3072-BBI Electric desk with adjustable height. 1" thick top made of wood derivative with industrial grade laminate and grommet and 1 pedestal BBI. Measurements: 72"width x 30"depth x 30"-42"height</p> 	1	\$1,180.00	\$1,180.00
7	<p>KWPBL8424-22 Executive desk with double lockable pedestal. Each pedestal is constructed in metal and has 2 letter-legal file drawer and 1 medium drawer. Top constructed in industrial grade wood derivative with 1" thickness (with grommet). Measurements: 84" wide x 24" deep. x 30" height</p> 	1	\$888.00	\$888.00
8	<p>CF-JSN2448-1BBF Executive desk with lockable pedestal. Pedestal with 2 letter-legal file drawer and 1 medium drawer. Constructed in industrial grade wood derivative. 1" thick top (with grommet) and legs. Measurements: 48" wide x 24" deep. x 30" high</p> 	1	\$590.00	\$590.00

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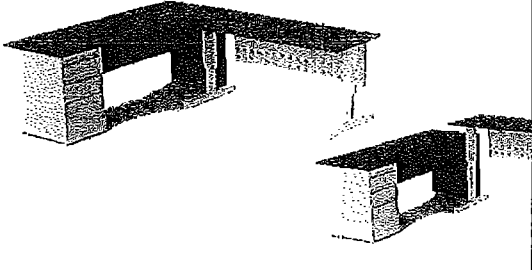
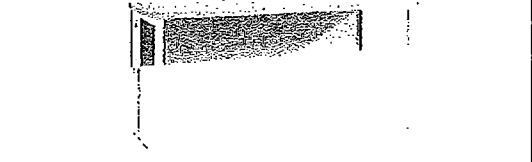
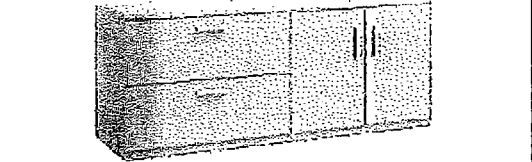
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<p>9</p>	<p>CF3672-4 Work system with peninsula desk, bridge return, credenza with "hutch" library with 1 BBF pedestal (2 medium drawers, 1 legal-letter file) with key and 4 compartments with doors in the library. 1" thick tops and legs, 5/8" thick (15ml) pedestals, drawers and back panel. Integral rear panel providing greater resistance.</p> 	<p>1</p>	<p>\$1,610.00</p>	<p>\$1,610.00</p>
<p>10</p>	<p>CF-JSN2472-1BBF Executive desk with lockable pedestal. Pedestal with 2 letter-legal file drawer and 1 medium drawer. Constructed in industrial grade wood derivative. 1" thick top (with grommet) and legs. Measurements: 72" wide x 24" deep. x 30" high</p> 	<p>1</p>	<p>\$810.00</p>	<p>\$810.00</p>
<p>11</p>	<p>Electric Desk CFEA-3072-BBF Electric desk with adjustable height. 1" thick top made of wood derivative with industrial grade laminate and grommet and 1 pedestal BBF. Measurements: 72"width x 30"depth x 30"-42"height</p> 	<p>1</p>	<p>\$1,180.00</p>	<p>\$1,180.00</p>

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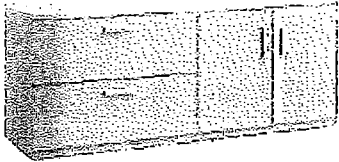
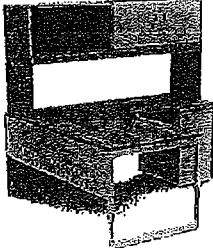
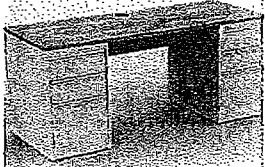
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12	<p>Electric Desk L - CFEA-3072-2436-BBF Executive L-shaped desk. Fabricated with industrial grade wood derivative, laminate finish and metal accessories. 1" thick top (with grommet) and legs. Desk measurements: 60"width x 30"depth x 30"height. Return measurements: 42"width x 20"depth x 30"height</p> 	1	\$1,690.00	\$1,690.00
13	<p>MT3672-LO Rectangular work surface table with grommet. Fabricated top with industrial grade wood derivative and laminate and tube legs. Measurements: 72"width x 36"deep x 30"height</p> 	1	\$589.00	\$589.00
14	<p>KWPBL6620-ALP2 Executive credenza with 2 drawers file (legal-letter) with keys and 2 doors. Made of industrial grade wood derivative and laminate. Wood thickness of 1" for top and legs; drawers and back panel of 5/8" (15ml). Measurements: 66" wide x 20" deep, x 30" high</p> 	6	\$790.00	\$4,740.00

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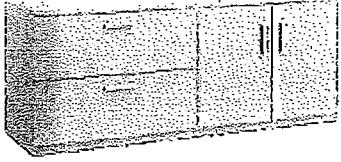
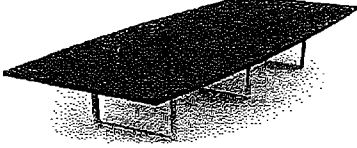
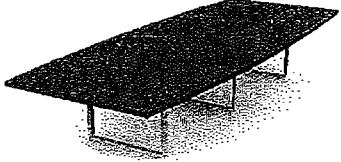
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15	<p>KWPBL7220-ALP2</p> <p>Executive credenza with 2 drawers file (legal-letter) with keys and 2 doors. Made of industrial grade wood derivative and laminate. Wood thickness of 1" for top and legs; drawers and back panel of 5/8" (15ml) Measurements: 72" wide x 36" deep. x 36" high</p> 	2	\$880.00	\$1,760.00
16	<p>CF7230-3624BBFHLO-3</p> <p>Executive desk 72"w x 30"d with grommet, return 30"-36"w x 24"d and hutch 60"-66"w x 15"d. Made of industrial grade wood derivative and laminate, includes leg fabricated in metal frame, 1 BBI[®] (2 letter drawers and 1 file drawer) and hutch made with metal and wood.</p> 	2	\$1,590.00	\$3,180.00
17	<p>CF6030-2</p> <p>Rectangular desk with grommet. Fabricated with industrial grade wood derivate and laminate. Measurements: 60"width x 30"deep x 30"height</p> 	2	\$660.00	\$1,320.00

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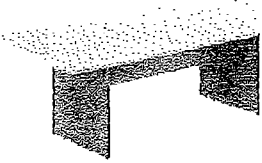
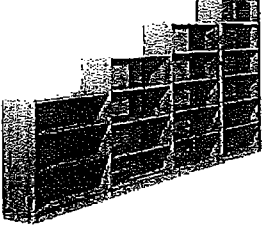

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18	<p>KWPBL6620-ALP2 Executive credenza with 2 drawers file (legal-letter) with keys and 2 doors. Made of industrial grade wood derivative and laminate. Wood thickness of 1" for top and legs; drawers and back panel of 5/8" (15ml). Measurements: 66" wide x 20" deep, x 30" high</p> 	2	\$790.00	\$1,580.00
19	<p>DM3LO-48144 Rectangular conference table of strong construction integrating metal squared frame legs and top of 1" in a solid union of the wood's own and mechanical grip. Made of industrial grade wood derived, resistant to deformation by moisture and moths. Plastic laminate options in wood or solid colors. Measurements: 144"width x 48"deep x 30"height</p> 	6	\$886.00	\$5,316.00
20	<p>DM3LO-48192 Rectangular conference table of strong construction integrating metal squared frame legs and top of 1" in a solid union of the wood's own and mechanical grip. Made of industrial grade wood derived, resistant to deformation by moisture and moths. Plastic laminate options in wood or solid colors. Measurements: 192"width x 48"deep x 30"height</p> 	1	\$983.00	\$983.00

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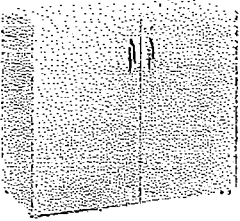


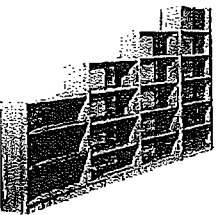
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21	<p align="center">DM1-4272</p> <p>Rectangular conference table of strong construction integrating legs and top of 1" in a solid union of the wood's own and mechanical grip. Made of industrial grade wood derived, resistant to deformation by moisture and moths. Plastic laminate options in wood or solid colors. Measurements: 72"width x 42"deep x 30"height</p> 	1	\$690.00	\$690.00
22	<p align="center">CFB-3672</p> <p>Bookcase with shelves. Made with industrial grade wood derivate and laminate. Measurements: 36"width x 24"deep x 72"height</p> 	1	\$390.00	\$390.00
23	<p align="center">CFR-2466</p> <p>Wardrobe made of laminated wood. inside 1 shelve and stick to hang clothes. . Measurements: 36"width x 24"deep x 66"height</p> 	1	\$690.00	\$690.00

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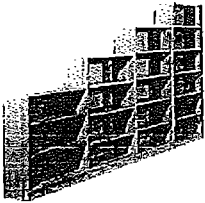
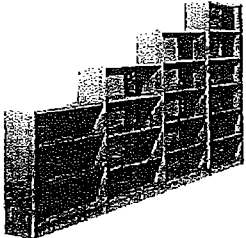
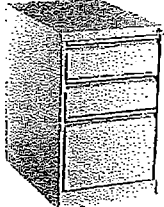
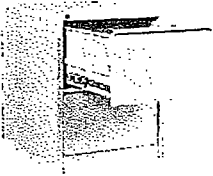
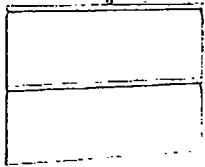
24	<p>CFA302018 Wood cabinet with 2 doors. Assembled with reinforced structure. Includes 2 fixed and adjustable shelves. Measurements: 36"width x 20"deep x 30"height</p> 	1	\$390.00	\$390.00
25	<p>CFB-2466 Open tower cabinet with shelves. Made with industrial grade wood derivate and laminate. Measurements: 18"width x 24"deep x 66"height</p> 	1	\$340.00	\$340.00
26	<p>CFB-4271 Cabinet & lateral file with 2 drawers in laminate wood. Cabinet 1 fixed and 1 adjustable shelve and 2 lateral dramers file . Measurements: 24"width x 20"deep x 72"height</p> 	1	\$990.00	\$990.00
27	<p>CFB-4272 Wall panel with open shelves 72"h x 42"w or 48"w x 72"h</p> 	1	\$410.00	\$410.00

Yes

VS

WORR

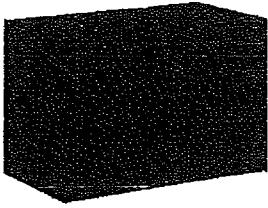
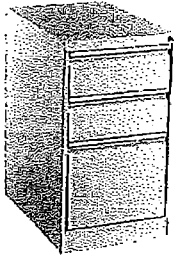



WORR

28	<p>CFB-6072 Wall panel with open shelves 72"h x 60"w</p> 	1	\$520.00	\$520.00
29	<p>CFB-3672 Bookcase with shelves. Made with industrial grade wood derivate and laminate. Measurements: 30"width x 20"deep x 72"height</p> 	1	\$390.00	\$390.00
30	<p>PF06-BBF Pedestal box/box/file made in metal. Measurements: 22"deep x 15"width x 27"height</p> 	1	\$260.00	\$260.00
31	<p>EV251527-2 Metal vertical file with 2 drawers 22"-25"deep x 26"-28"height x 15"width</p> 	1	\$240.00	\$240.00
32	<p>1836-2F Metal lateral file with 2 pull drawers. Of strong metal construction, joined with spot welding. Measurements: 36"width x 28 1/8"height x 18 5/8" depth.</p> 	1	\$390.00	\$390.00

V8

VS


WORR
WORR

33	<p>CAL203630 Lateral file with 2 drawers fabricated in industrial wood derivate with laminate finish. Measurmentsd: 30"width x 20"deep x 28"height</p> 	1	\$610.00	\$610.00
34	<p>PF06-BBF Pedestal box/box/file made in metal. Mesasurements: 22"deep x 15"width x 26 3/4"-27"height</p> 	65	\$260.00	\$16,900.00
35	<p>PB-46 Wall-mounted marker boars. Measurements: 48"height x 72" width</p> 	6	\$198.00	\$1,188.00
36	<p>PB-48 Wall-mounted marker boars. Measurements: 48"height x 96" width</p> 	1	\$210.00	\$210.00
37	<p>PB-4848 Wall-mounted marker boars. Measurements: 48"height x 48" width</p> 	1	\$180.00	\$180.00

VS

VS

WORR
WORR

38	Fabric tack board wall panel. Measurements 58"height x 42" width	1	\$220.00	\$220.00
39	Fabric tack board wall panel. Measurements 58"height x 60" width	1	\$240.00	\$240.00
40	<p>JSN-053C Executive mesh chair with high back and lumbar support, headrest, arms, asynchronized mechanism and chrome base.</p> 	150	\$289.00	\$43,350.00

18

VS

\$98,572.00

WORR
WORR

NOTE: The images are for reference for information on the style of furniture that we are offering. The colors of laminate and metal according to images are available as well as other colors according to KFM inventory.

Serie KFM



Butaca Ejecutiva Ergonoma con cabezal, espalda en Malla y asiento tapizado en espuma de goma recubierta en tela gaulo industrial. Mecanismo de 8 posiciones, brazos ajustables y base en metal de 5 aspas.

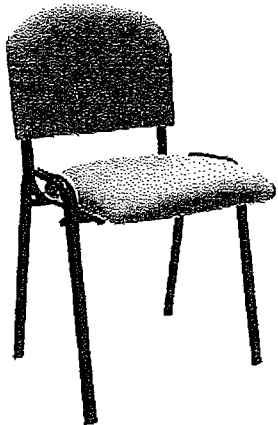
MODELO: JSN-053C
Garantía: 2 años y 5 años CDF



mfg., inc. **K f**

S
VS

WRR
WRR



VS

ERGONOMIC MULTUSE CHAIRS

MODELO: OV33



GUEST CHAIRS

MODELO: OV32

Serie KOVAL

Silla de Visitante en una estructura de acero. Fabricadas en tubo calibre 16, Medidas asiento no menor de 20". Tapizado recubierto con tela lavable, espuma de goma de alta densidad; con brazos y sin brazos. Opcional con refuerzo soldado de pata a pata. Garantía: 5 años CDF

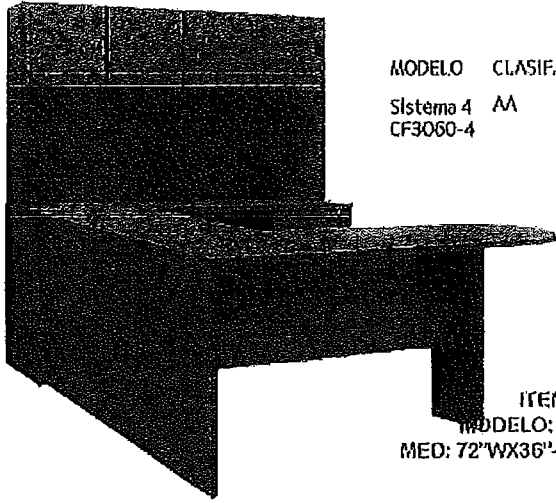
MANUFACTURA DE MOBILIARIO EN MADERA Y METAL...
P.O. Box 29505 San Juan, PR 00929-0505
Telefono 787-794 0205 / 787 794 0505 * Fax 787 794 1089
Email: muebles_mayorista.com * WWW.kovalmuebles.com



Jesús II (JICF) Series



Manufactured under strict quality control using panels, wood derivatives and quality fittings according to the price classification



MODELO CLASIF. Escritorio Ejecutivo
Sistema 4 AA (1) Península
CF3060-4 30"x60"
(1) Credenza
60"x20"x28"-30"
(1) Pedestal
(2) Gavetas medianas
(1) Retorno-puente
20"x40"x20"-30"
sin pedestal
(1) Biblioteca "hutch"
14"x59"x42" con
puertas
(1) Archivo legal-carta
(1) Compartimento
con puertas

ITEM-9

MODELO: CF3672-4

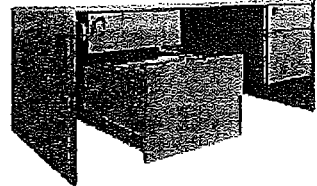
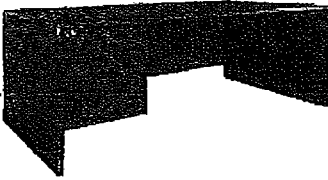
MED: 72"WX36"-36"-20"D X 30"H



MODELO Mostrador (Counter)
24"px72"ax42"a
Counter
1300-5 Retorno
24"px18"ax42"a
CLASIF. Retorno
24"px71"ax42"a
AAA Sobre tope
24"px41"ax42"a
(1) Pedestal BF 23"px12"ax12"a
(1) Porta CPU 18"ax12"ax18"a
(1) Porta teclado 11"fx21"

VS

WORR

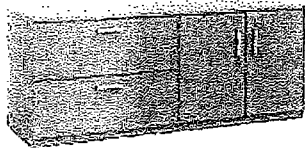


VS

MODELO CLASIF. Escritorio Ejecutivo
3672-32 AA 36" p x 72" a x 30" a
R 3060-30 Escritorio Ejecutivo
30" p x 60" a x 30" a

MODELO CLASIF. Escritorio Ejecutivo
R 3672-32 AA 36" p x 72" a x 30" a
R 3060-30 Escritorio Ejecutivo
30" p x 60" a x 30" a

MODELO CLASIF. Escritorio Ejecutivo
KWPBL6030 AA 60a"x30p"x29"-30"a
-22



MODELO CLASIF. Credenza
KWPBL7220 AAA 72"ax20"px29"-30"a
ITEM -14,15,18 (2) gavetas tipo archivo
MED: 72"WX20"D X 36"H legal
(2) puertas
(1) tabillita interior

MODELO CLASIF. Credenza Tradicional
KWPBL6020 AA 60" p x 20" a x 22" a
-22PP

MODELO CLASIF. Escritorio Ejecutivo
KWPBL6030 AA 60a"x30p"x29"-30"a
-4220-22 Retorno
42a"x20p"x29"-30"a

Podium collection manufacture in solid wood, in derived from wood or in acrylic



MODELO CLASIF.
JIV203248MDF AA
Podio Presidencial
20"px32"ax48"a



MODELO CLASIF.
JIV243048 AA
Podio
24"px30"ax48"a



MODELO CLASIF.
KFM-AL243048 AA
Podio
24"px30"ax48"a



MODELO CLASIF.
P-A2 AA
Podio Acrílico
20"px23"ax42"a

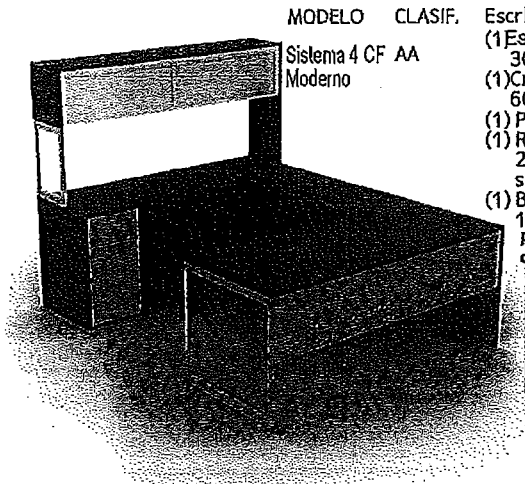


Jesús

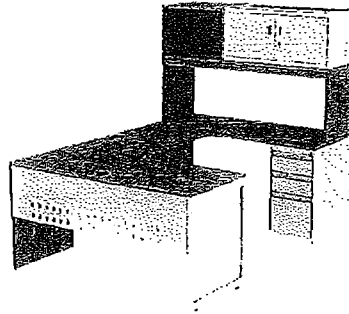
Series



Manufactured under strict quality control using panels, wood derivatives and quality fittings according to the price classification



MODELO CLASIF. Escritorio Ejecutivo
 Sistema 4 CF AA (1)Escritorio
 Moderno 30"x60"
 (1)Credenza
 60"x20"x28"-30"
 (1) Pedestal BBF
 (1) Retorno-puente
 20"x40"x20"-30"
 sin pedestal
 (1) Biblioteca "hutch"
 14"x59"x42" con
 puertas en marco
 de aluminio y cristal

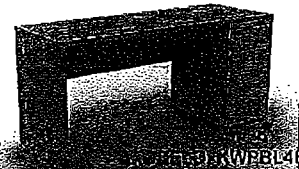


MODELO CLASIF. Sistema 4 AA
 Moderno
 Escritorio Ejecutivo
 (1)Escritorio
 30"x60"
 (1)Credenza
 60"x20"x28"-30"
 (1) Pedestal BBF
 (1) Retorno-puente
 20"x40"x20"-30"
 sin pedestal
 (1) Biblioteca "hutch"
 14"x59"x42" con
 2 puertas en metal
 y 1 compartimento
 abierto.

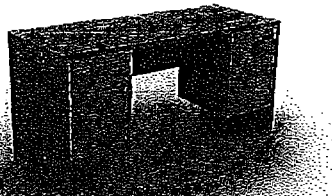
VS

VS

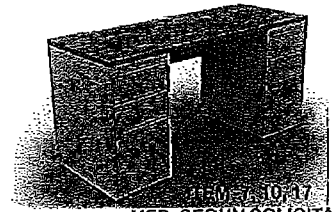
WRR



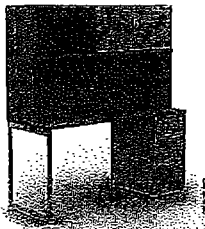
MODELO CLASIF. Escritorio Ejecutivo
 CF-JSN2448-1 AA Med: 48" WX24" D X 30" H
 BBF Escritorio Ejecutivo
 30" p x 60" a x 30" a



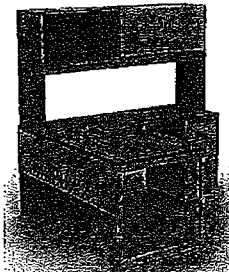
MODELO CLASIF. Escritorio Ejecutivo
 CFM-6030-22 AA 36" p x 72" a x 30" a
 Escritorio Ejecutivo
 30" p x 60" a x 30" a



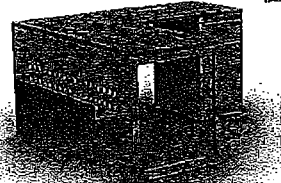
MODELO CLASIF. Escritorio Ejecutivo
 JSN3060-2BBF AA MED: SEGUN SOLICITADAS
 60a"x30p"x29"-30"a



MODELO CLASIF. Escritorio Clerical
 CF2448-BBFH-2LO AAA 48" a X 24" p X 30" a
 Hutch
 48" a x 14" p x 42" a

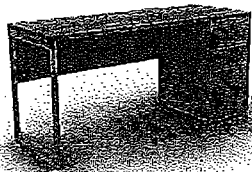


MODELO CLASIF. Escritorio Ejecutivo
 CF3060-3620 AA 60a"x30p"x29"30"a
 BBFHLO-3 Retorno
 42a"x20p"x29"-30"a
 Hutch
 14" p X 60" a x 42" h

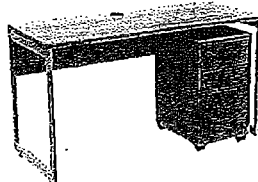


MODELO CLASIF. Escritorio Ejecutivo
 CF3080-4020- AA 60a"x30p"x29"30"a
 1BBFLO Retorno
 42a"x20p"x29"-30"a

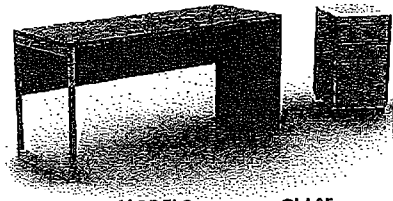
Escritorio Clerical
 48" a X 24" p X 30" a
 a x 24" p x 30" a



MODELO CLASIF.
 CF2448-BBFLO AAA
 CF2460-BBFLO



MODELO CLASIF.
 CF2448LO-MBBF AAA
 CF2460LO-MBBF



MODELO CLASIF.
 CF2448-1LO-MBBF AAA
 CF2460-1LO-MBBF

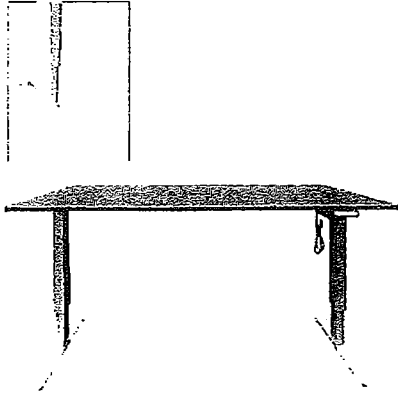
**ESCRITORIO CON PEDESTAL MOVIL O MESA DE TRABAJO SIN PEDESTAL



Institutional Top Series

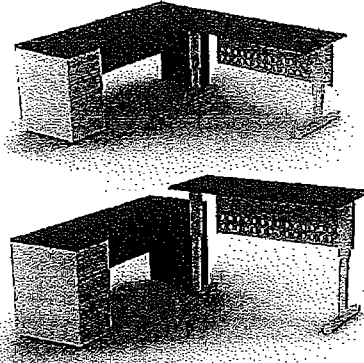


Manufactured under the strictest technical supervision and selection of welded tubes. Top or caps derived from wood laminated and sealed on all its edges.

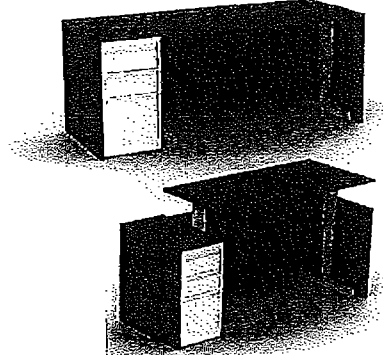


VS

MODELO Mesa eléctrica
CLASIF. AAA
Medidas 30"x60"a

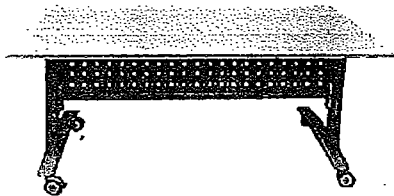


MODELO CFEA3072-2436
CLASIF. AAA
ITEM -12
Medidas 72"WX30"DX30"-42"H
R-42"WX20"DX30"
MED: 60"WX30"D X 30"H/ R42"WX20"DX-30"H

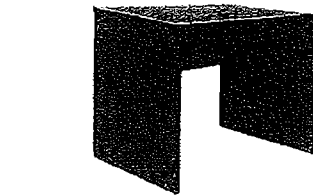
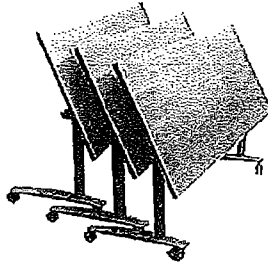


MODELO CFEA3072-BBF
CLASIF. AAA
ITEM -6, 11
Medidas 72"WX30"DX30"-42"H
60"WX30"DX30"-42"H
MED: 72"WX30"D X 30"H

WORR
WORR

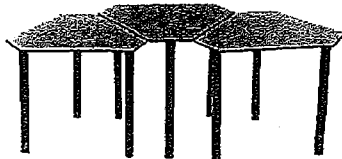


MODELO Mesa Flip 3060
CLASIF. AAA
Medidas 30"x60"

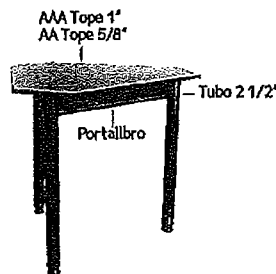


VS

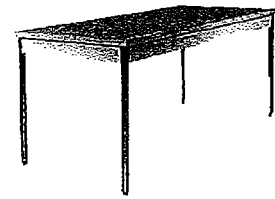
MODELO Mesa CFMC2430KB
CLASIF. AAA
Medidas 30"ax24"px27"-30"a



MODELO Mesa AF1303410
CLASIF. AA
Medidas 30"ax34"ax10"a



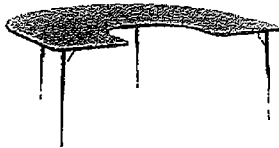
AAA Tapa 1"
AA Tapa 5/8"
Tubo 2 1/2"
Portallibro



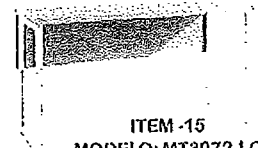
MODELO Mesa MT-3060
CLASIF. AAA
Medidas 30"ax60"a



MODELO Mesa MT-R60PA
CLASIF. AAA
Medidas 60"



MODELO Mesa MT-H7236PA
CLASIF. AAA
Medidas 72"ax36"a



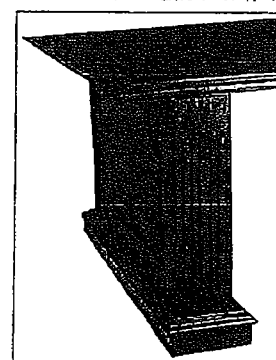
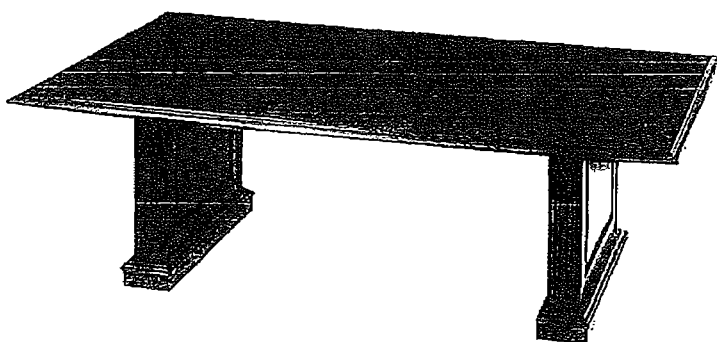
ITEM -15
MODELO: MT3072-LO
MED: 72"WX30"D X 30"H
MODELO MT3672-LO
CLASIF. AA
Medidas 30"ax72"ax30"p



Roman Clasic Jesús I(II) Series



Manufacture inch by inch in dry oven wood or wood derived from dense fiber

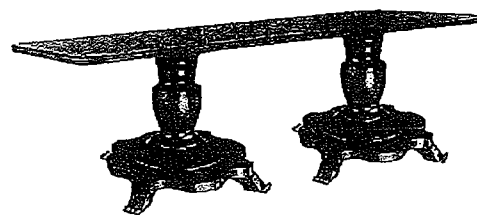
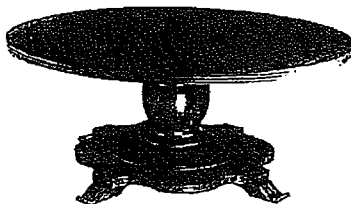
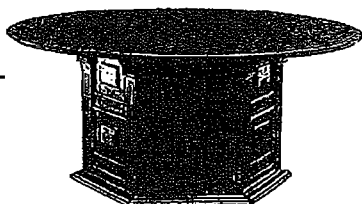


Detalle de madera por diestros ebanistas.

MODELO	CLASIF.	Colección	
Mesa de Conferencia Clásico Romano	AAA	CR 4080-15 40"px80"ax28"-30"a CR 40510-15 40"px120"ax28"-30"a	CR514-15 60"px168"ax28"-30"a CR522-15 50"px224"ax28"-30"a

vs

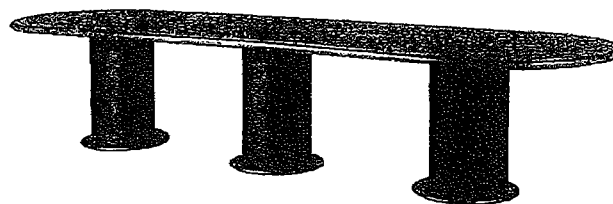
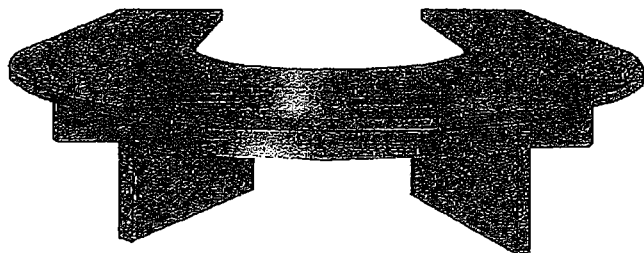
vs



MODELO	CLASIF.	Colección
Mesa Redonda	AAA	CR4-48" diámetro CR5-60" diámetro CR6-72" diámetro

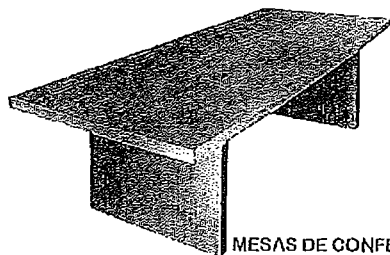
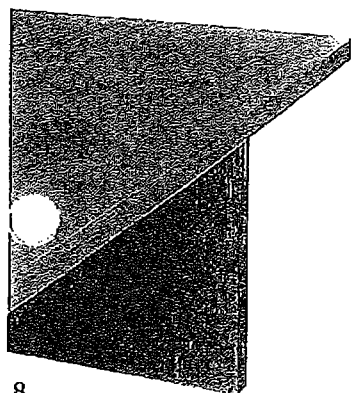
MODELO	CLASIF.	Colección
Mesa redonda	AAA	ET4-48" diámetro ET5-60" diámetro

MODELO	CLASIF.	Colección
Mesa rectangular	AAA	ET48-48"px90"ax28"-30"a ET510-50"px10"ax28"-30"a ET514-60"px18"ax28"-30"a ET522-60"px22"ax28"-30"a



MODELO	CLASIF.	Largo o ancho	Profundidad de topes-tapas
Mesa Herradura	AAA	8-12-16-24-30-36" Topes-tapas 36-48-60-72-96"	30-36-48" Espesor de tapa y patas 1-1/2" a 2"

MODELO	CLASIF.	Colección	
Mesa Monallsa	AAA	ML3672-36"px72"a ML4080-40"px80"a ML510-50"px10"a	ML516-50"px16"a ML518-50"px18"a



ITEM 19
MODELO: DM3-48144

ITEM 20

MODELO: DM3-48192

ITEM 21

MODELO: DM1-3672

MESAS DE CONFERENCIA SERAN FABRICADAS SEGUN MEDIDAS SOLICITADAS POR CADA ITEM.

MODELO	CLASIF.	Colección
Mesa rectangular	AA	DM3-3060-30"x60"x30" DM3-3672-36"x72"x30" DM3-4896-48"x96"x30" DM3-510-5"x10"x30" DM3-512-5"x12"x30"

MODELO	CLASIF.	Medidas
Mesa DM1-3060	AA	30"ax60"

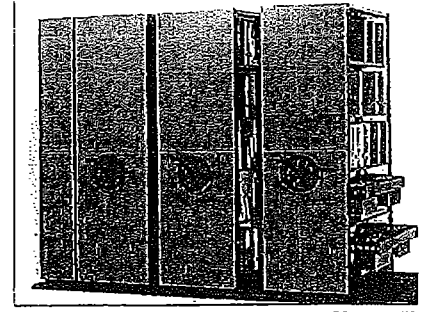
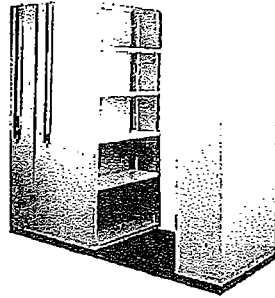
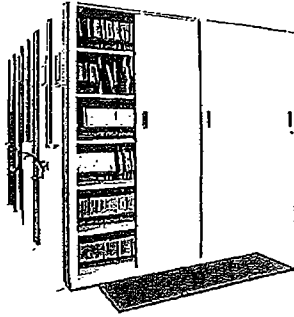


Mobile Files System



Classification: AAA y A.
High-caliber metals and flame-resistant esopie paint.

Institutional Series



Medidas varían a necesidad del cliente.

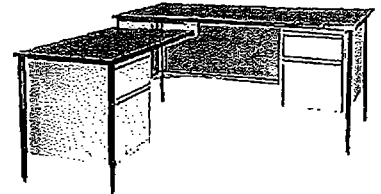
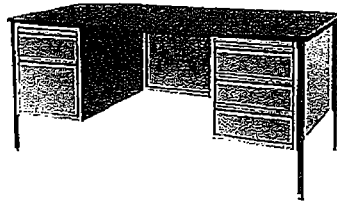
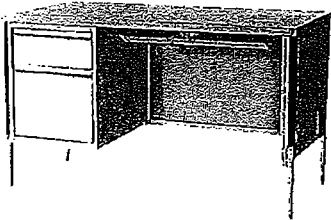
VS

18

Institutional Desks and Library in metal and wood Series

Classification: AAA y AA.

WORR
WORR



MODELO CLASIF. Medidas
Escritorio AAA 30"x45"x28"-30"
de metal (1) gaveta mediana
K3045 (1) archivo legal-carta
(1) pedestal BF

MODELO CLASIF. Medidas
Escritorio AAA 30"x60"x28"-30"
Ejecutivo (2) gavetas medianas
K3060 (2) gavetas archivo
legal-carta

MODELO CLASIF. Medidas
Escritorio AAA 66"x30"x29"-30"
Secretarial (1) pedestal BF
KS53622-P (1) Retorno con Papelera
Retorno 40"x24"x26"-27"

ITEM 26

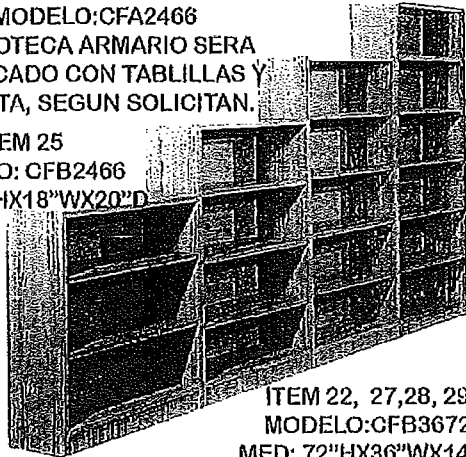
MODELO: CFA2466

BIBLIOTECA ARMARIO SERA
FABRICADO CON TABILLAS Y
PUERTA, SEGUN SOLICITAN.

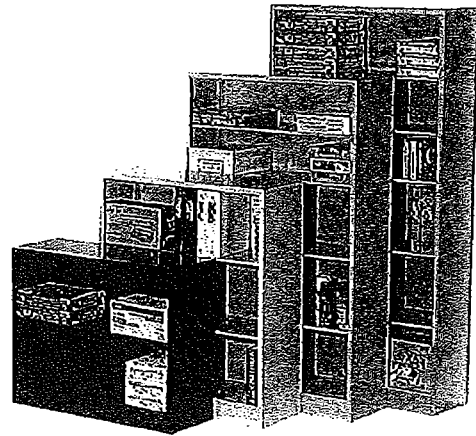
ITEM 25

MODELO: CFB2466

MED: 66"HX18"WX20"D



ITEM 22, 27, 28, 29
MODELO: CFB3672
MED: 72"HX36"WX14"D



MODELO CLASIF. Biblioteca laminada en melamina,
CFB 3648 AAA madera prensada grado Industrial
CFB 3660 Diversas medidas de alturas
CFB 3672 36" ancho x 12"-14" prof.
CFB 3684

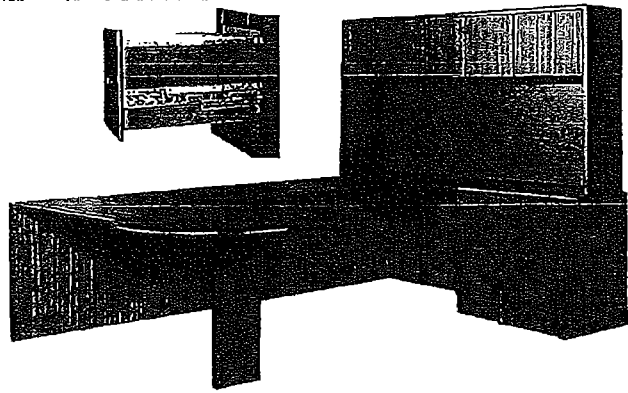
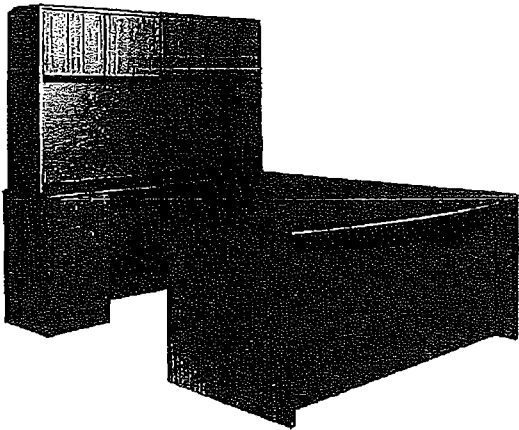
MODELO CLASIF. Biblioteca Metalica
ADM25221 AAA (Grado Industrial)
ADM2522 Tabillas ajustables.
ADM2525 Diversas medidas de alturas
ADM2526 36" ancho x 12"-14" prof.



Contemporary Jesús IV (JIV) Series



Manufactured under strict quality controls using panels, wood derivatives and quality fittings according to price classification.

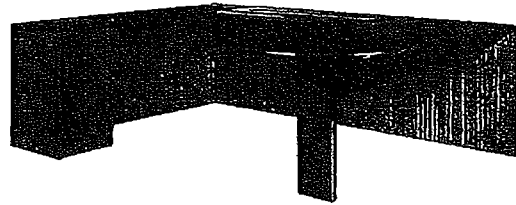
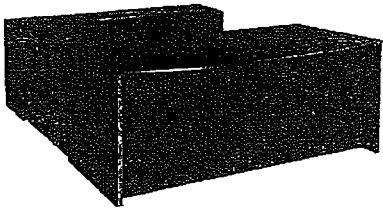


vs

MODELO	CLASIF.	(1) Escritorio 36"x72"	(2) Gavetas medianas 14"x59"x42"	(1) Pedestal "hutch" con puertas 14"x59"x42"
Sistema 4 JIV344072-4SL	AAA	(1) Credenza 60"x20"x28"-30"	(1) Retorno-puente 20"x60"	(1) Archivo carta-legal con llave

MODELO	CLASIF.	(1) Escritorio 36"x72"x28"-30"	(2) Gavetas medianas 14"x59"x42"	(1) Biblioteca "Hutch" 14"x59"x42"
Sistema 4 JIV343672-4TP	AAA	(1) Credenza 24"x60"x28"-30"	(2) Pedestales	

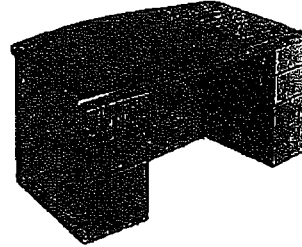
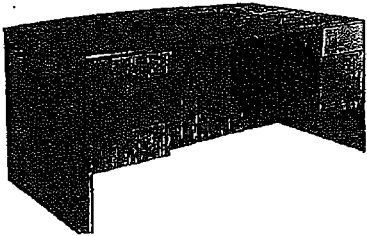
WORR
WORR



V8

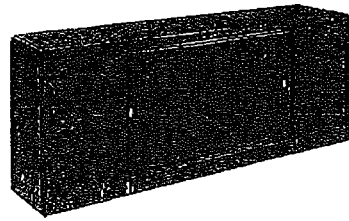
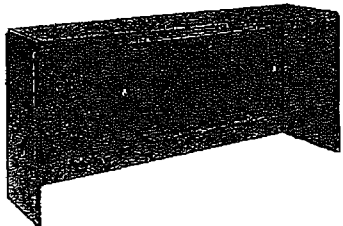
MODELO	CLASIF.	(1) Escritorio 40"x72"x28"-30"	(1) Retorno-puerta 20"x60"
JIV 344072-3	AAA	(1) Credenza 60"x20"x28"-30"	

MODELO	CLASIF.	Escritorio 36"px72"ax30"a	(1) Retorno-puerta 24"px40"ax28"-30"a
JIV423672-3	AAA	(1) Credenza 24"px60"ax28"-30"a	(1) Pedestal (2) gavetas medianas (1) archivo legal-carta



MODELO	CLASIF.	Escritorio Ejecutivo 34"-40"px72"ax30"a	(1) gaveta archivo legal - carta
JIV344072-32	AAA	(4) gavetas medianas	

MODELO	CLASIF.	Escritorio Ejecutivo 34"-40"px72"ax30"a	(2) gaveta archivo legal - carta
JIV344072-33	AAA	(4) gavetas medianas	



MODELO	CLASIF.	Credenza Ejecutiva 20"p x 60"a x 30 a	(2) gaveta archivo legal - carta con llave
JIV 206030-22P	AAA	(2) gavetas medianas (2) puertas medianas 20"px60"ax28"-30a	

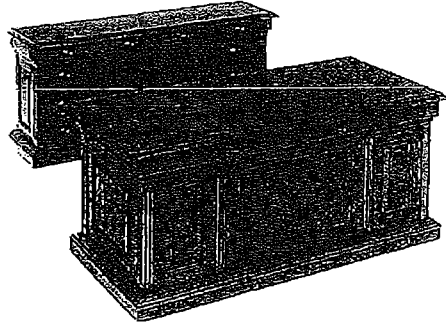
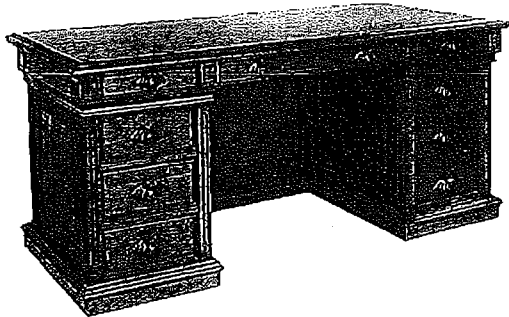
MODELO	CLASIF.	Credenza Ejecutiva 20"px72"ax30"a	(2) gaveta archivo legal - carta con llave
JIV 207230-33P	AAA	(4) gavetas medianas (2) puertas medianas corredizas	



Roman Classic Design Jesús I(II) Series



Manufacture inch by inch in authentic oven dry wood.



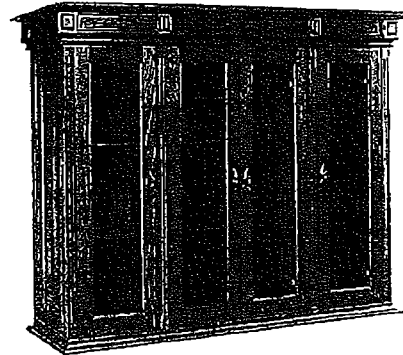
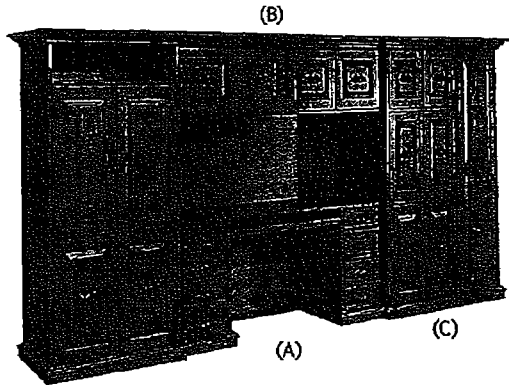
MODELO CLASIF. Escritorio (4) gavetas medianas
 JI3672-33 AAA 36"px72"ax30"a (2) gavetas archivo
 Clásico Romano (1) gaveta central legal-carta
 con llave

MODELO CLASIF. Combinación de modelos
 JI3672-33 AAA Escritorio
 JI2472-33P Credenza Ejecutiva
 Clásico Romano JI2472-33P

VS

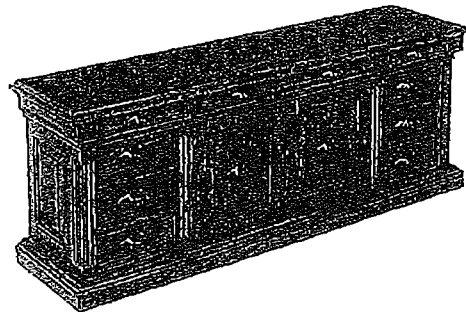
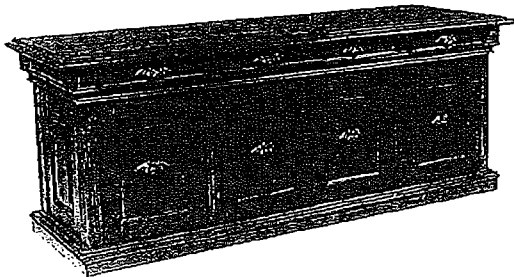
WORR
 WORR

18



MODELO CLASIF. (A)Credenza Escritorio "Hutch"
 J1R 121416 AAA 24"px60"ax30"ax72"a
 Clásico Romano (B)Armario, TV y monitor
 (4)Puertas
 23"px48"ax72"a
 (C)Armario ropero de usos múltiples
 24"px60"ax72"a
 (4) puertas

MODELO CLASIF. Biblioteca "Hutch"
 JI147142 AAA (4) puertas
 Clásico Romano 24"px58"ax18"a
 Armario Ropero (4) puertas
 4"px60"ax72"a



MODELO CLASIF. Credenza Ejecutiva (2) puertas
 JI2472-4P AAA (4) gavetas medianas
 Clásico Romano Medidas 20"px72"ax30"a
 Con cerradura y llaves

MODELO CLASIF. Credenza Ejecutiva (2) puertas
 JI2472-33P AAA (4) gavetas medianas 20"px72"ax30"a
 Clásico Romano (2) gavetas archivo legal-carta

METAL & WOOD
Furniture Manufacturing



Certificate of Warranty Against Manufacturing Defects: Coverage of 10, 5 and 2 years A.M.D. (As Detailed)

KARLA FURNITURE MFG, Inc., guarantees in Puerto Rico that furniture purchased on or after December 1990 is free from defects in materials and workmanship. We undertake to repair the factory defect or replace irreparable parts, free of charge and in accordance with the details explained below in the warranty offered by each manufacturer we represent, extending said coverage to repair in the office or place where we deliver the furniture to original customer.

By mutual agreement with the request provided by your Agency, all the detailed components will be guaranteed for 10, 5 and 2 years A.M.D. against manufacturer and workmanship defects. The guarantee is provided from the date of delivery.

- 10 years A.M.D. - Desks and other furniture made of industrial-grade wood derivatives.
- 5 years A.M.D. - Chairs and files, metal furniture.
- 2 years A.M.D. - Wheels and wear components.

VS

This warranty is only valid against manufacturing defects, establishing normal use of eight (8) hours per day, five (5) days per week. It is understood that in each year we guarantee fifty-two (52) weeks of forty (40) working hours per week. The excess of the schedule established as normal will be prorated according to the additional time. This furniture guarantee does not cover or extend to:

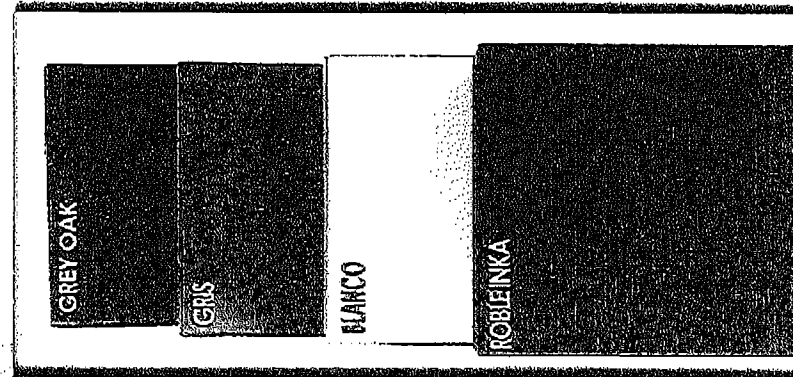
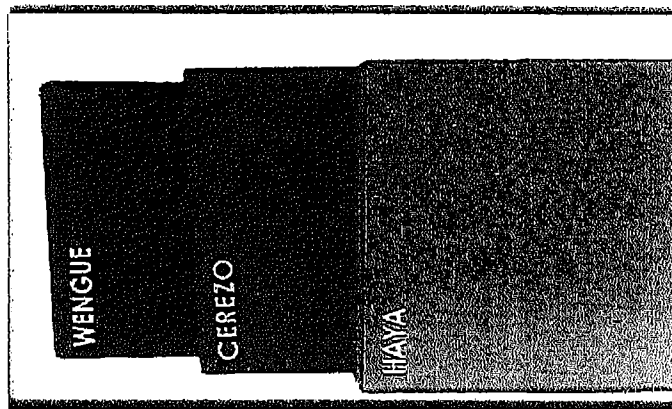
1. Damage occurred to the furniture during the collection in our warehouses and transportation by the buyer or his carrier or received by third parties authorized by the buyer at the delivery site.
 2. Furniture received in areas that are not adequately protected and properly stored.
 3. Repairs or internal or external moves not authorized in writing, by the skilled personnel of our company.
 4. We do not cover damage caused by negligence allowing exposure to the sun, water, moisture seepage or excessive proximity to the sea.
 5. Damage caused by negligence or misuse by the user of the furniture is not covered.
- Such as, for example, discoloration, waviness, warping, termites, cracking, detachment of tongue-and-groove or mechanical joints (screws), weld cracks, normal wear and tear, and other related damage.

The claimant must prove that he is the original purchaser by presenting a copy of the invoice or receipt document, identifying the furniture, model and damage. **Karla Furniture Mfg. Inc.**, will evaluate the claim to determine if the furniture is eligible for the guarantee and the due repair service will be granted if the established parameters are met.

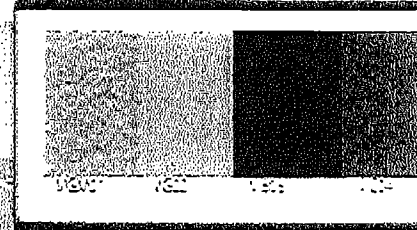

Virgje Saad Batista
President

Laminados y Metales Kana

Texturizoo



Laminado Grado Industrial



Acabado en Metal

878

Amonizando
el ambiente
de trabajo

WORK

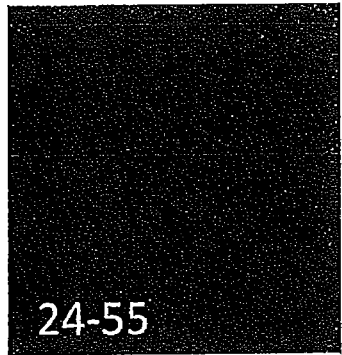
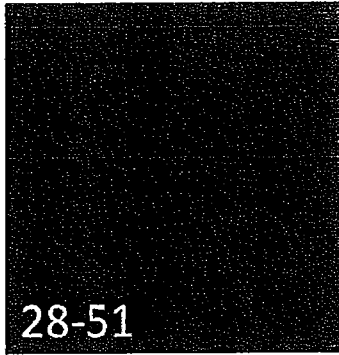
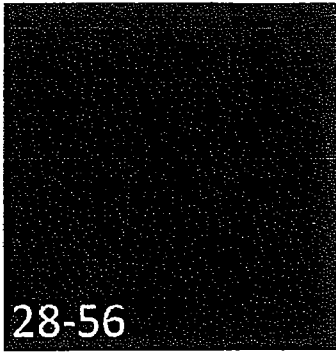
SA

Black
V8

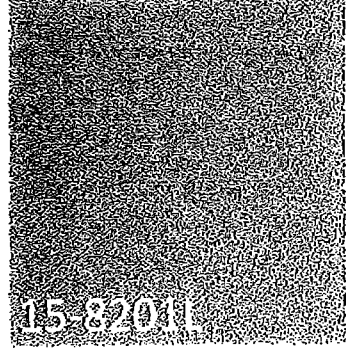
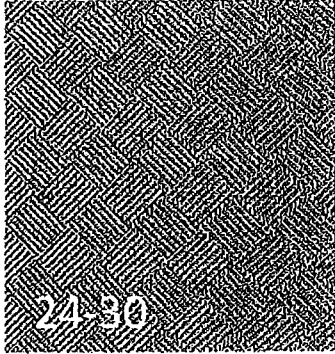
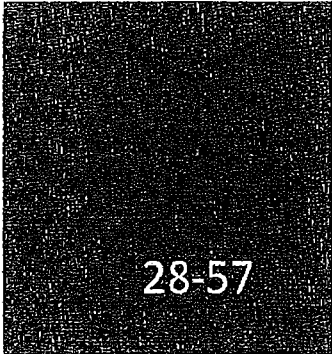
MUESTRARIO DE TELAS

Black
V8

Black
V8

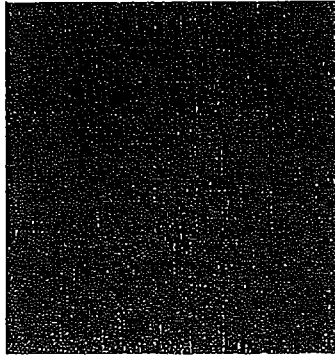
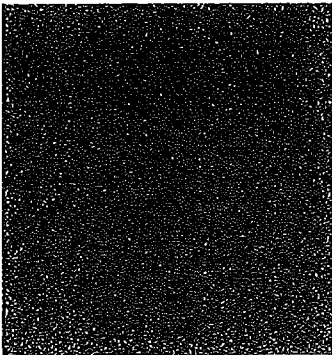
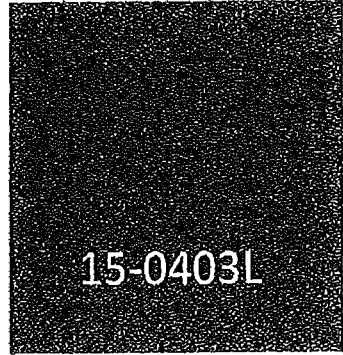
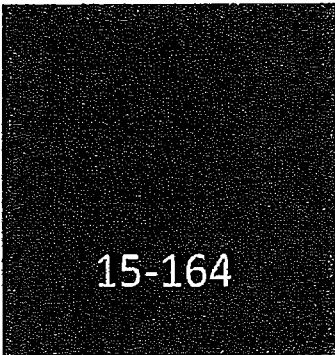
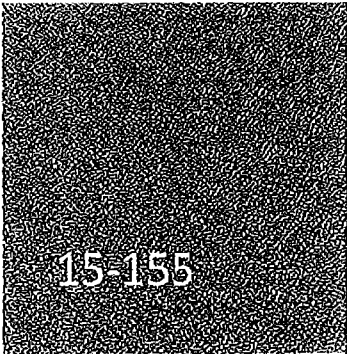


S
VS



V8

WRR
WRR



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Carla
Furniture



Carla Furniture

Carla Furniture

Specifications

Contents

65% pre-consumer recycled polyester
35% post-consumer recycled polyester

Weight

2334 - 13.1 ± 1.0 oz./lin. yd.
2335 - 15.0 ± 1.0 oz./lin. yd.

Width

2334 - 54" min. useable
2335 - 66" min. useable

Repeat

none

Treatment

none

Backing

none

S
VS

WORR
WORR

Cleaning Code

Standard Care Label W-S. Clean with water based cleaning agents, foam or pure, water free solvents. Vacuuming or light brushing is recommended to prevent dust and soil buildup.

Performance



Breaking Strength (ASTM D5034)
275 lbf min. warp and fill

Tear (ASTM D2261)
35 lbf min. warp and fill

Seam Slippage (ASTM D4034)
50 lbf min. warp and fill

Pilling resistance (ASTM D3511)
Class 4 min.

Colorfastness to light (AATCC 16.3 Option 3)
Grade 4 min. at 40 hours

Colorfastness to crocking (AATCC 8)
Grade 4 min. dry & Grade 3 min. wet

Wyzenbeek Abrasion resistance (ASTM D4157)
250,000 double rubs min. cotton duck

Flammability

CA Technical Bulletin 117-2013 Section 1
NFPA 260/UFAC Fabric Classification - Class I
ASTM E84 Class I o, A

NRC of anechoic termination
1.00

Miscellaneous

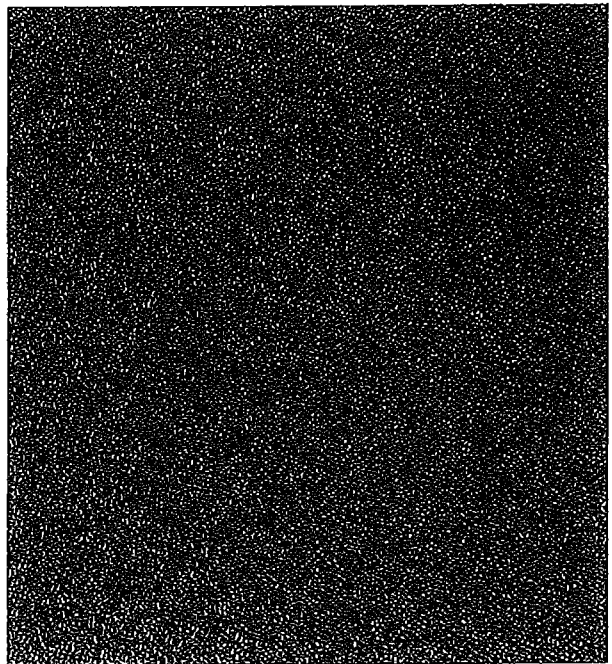
Every effort has been made to ensure color accuracy of the digital images, however, please order a sample before specification. Application testing of this product is recommended. This is a directional fabric.

Please specify when ordering whether 54" or 66" width is needed. Dye lots may vary. Differences may also occur between corresponding colors of Anchorage 2335 and Open House 2334.

Proudly woven in North America supporting our local communities.

Multiple factors affect fabric durability and appearance retention, including end-user application and proper maintenance. Wyzenbeek results above 100,000 double rubs have not been shown to be an indicator of increased lifespan.

* White not recommended for use as Upholstery.



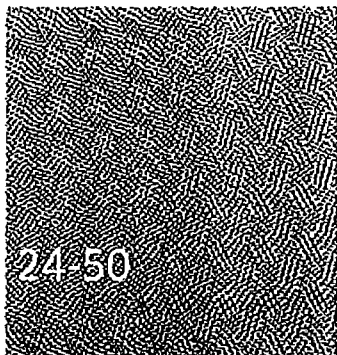
VS

Terratec is a registered trademark of DuPont and designates fabrics that are made from 100% recycled or compostable material using increasingly sustainable manufacturing practices to produce a high quality product that is recyclable at the end of its useful life.

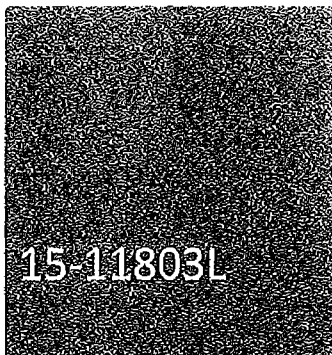
This pattern is included in the Underwriters Laboratory panel fabric recognition program. Additional testing of this UL recognized fabric is not required on approved panels from participating manufacturers.

MUESTRARIO DE TELAS

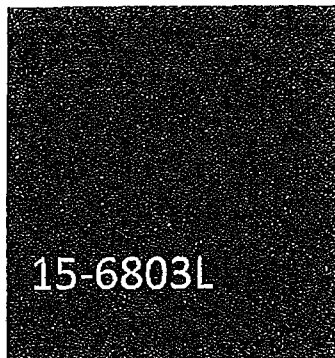
S
VS



24-50

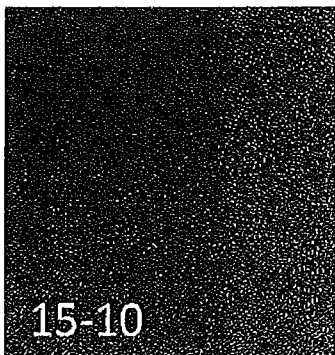


15-11803L

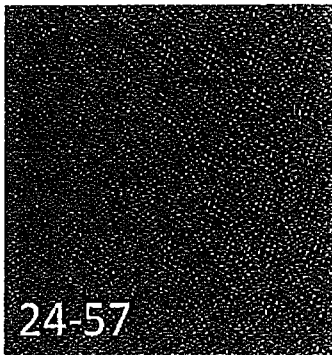


15-6803L

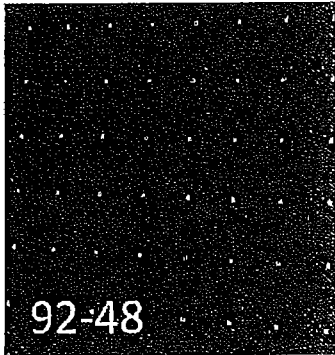
WORR
WORR



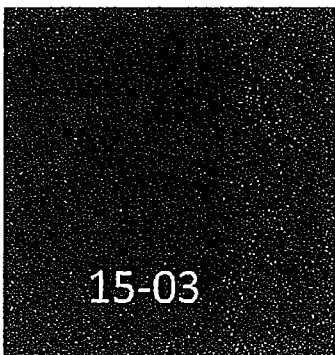
15-10



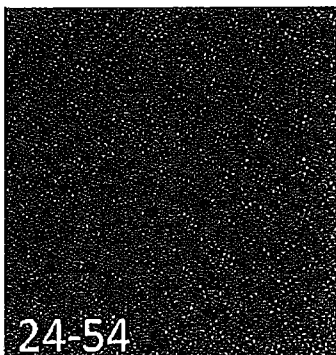
24-57



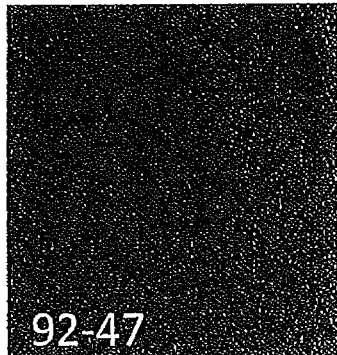
92-48



15-03



24-54



92-47

VS

mg, inc. Karla Furniture



10000 10000 10000 10000 10000

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Specifications

Contents

65% pre-consumer recycled polyester
35% post-consumer recycled polyester

Weight

2334 - 13.1 ± 1.0 oz./lin. yd.
2335 - 15.0 ± 1.0 oz./lin. yd.

Width

2334 - 54" min. useable
2335 - 66" min. useable

Repeat

none

Treatment

none

Backing

none



VS

Cleaning Code

Standard Care Label W-S. Clean with water based cleaning agents, foam or pure, water free solvents. Vacuuming or light brushing is recommended to prevent dust and soil buildup.

Performance



Breaking Strength (ASTM D5034)
275 lbf min. warp and fill

Tear (ASTM D2261)
35 lbf min. warp and fill

Seam Slippage (ASTM D4034)
50 lbf min. warp and fill

Pilling resistance (ASTM D3511)
Class 4 min.

Colorfastness to light (AATCC 16.3 Option 3)
Grade 4 min. at 40 hours

Colorfastness to crocking (AATCC 8)
Grade 4 min. dry & Grade 3 min. wet

Wyzenbeek Abrasion resistance (ASTM D4157)
250,000 double rubs min. cotton duck

Flammability

CA Technical Bulletin 117-2013 Section 1
NFPA 260/UFAC Fabric Classification - Class 1
ASTM E84 Class I or A

NRC of anechoic termination
1.00

Miscellaneous

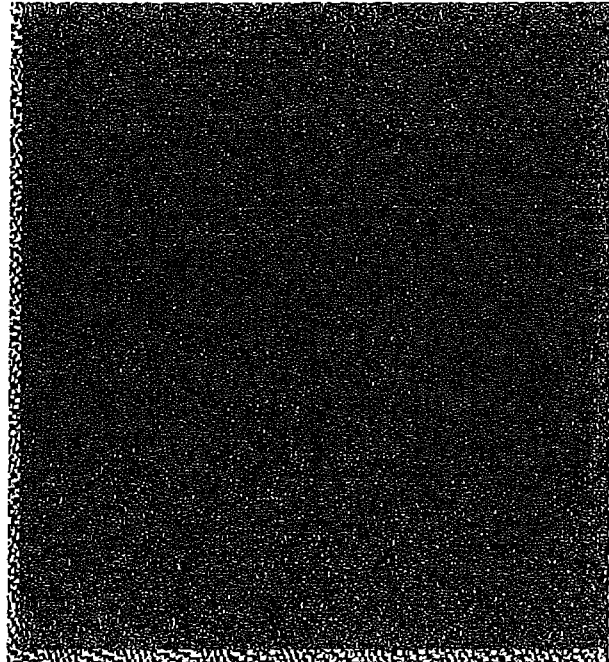
Every effort has been made to ensure color accuracy of the digital images, however, please order a sample before specification. Application testing of this product is recommended. This is a directional fabric.

Please specify when ordering whether 54" or 66" width is needed. Dye lots may vary. Differences may also occur between corresponding colors of Anchorage 2335 and Open House 2334.

Proudly woven in North America supporting our local communities.

Multiple factors affect fabric durability and appearance retention, including end-user application and proper maintenance. Wyzenbeek results above 100,000 double rubs have not been shown to be an indicator of increased lifespan.

* While not recommended for use as Upholstery.



VS

Terratek is a registered trademark of DuPont and designates fabrics that are made from 100% recycled or compostable material using increasingly sustainable manufacturing practices to produce a high quality product that is recyclable at the end of its useful life.

This pattern is included in the underwriters laboratory panel fabric recognition program. Additional testing of this J.L. recognized fabric is not required on approved panels from participating manufacturers.



Textile Performance Offering

Guilford of Maine

19-01

VS

W
WOR

VS

Textile Performance Offering

We're all about making life easier for you. With our wide range of performance offerings, you can get just what you need to make your project a success.

Stain Repellent

Repellents are intended to prevent stains, dirt, and grime from penetrating the fabric. They create a protective shield that repels liquid, dirt and grime, thus giving you the time you need to clean the spills and prevent stains.

BLOCKaide™

- Our proprietary soil and stain repellent. It provides excellent repellency to oil and water and helps repel spills and makes clean up easier. Utilizes C6 chemistry.

Crypton® Green

Crypton offers permanent stain, moisture, mildew, bacteria and odor-resistant protection by encapsulating each fiber while utilizing Green chemistry with ultra-low emissions. Crypton Green treated fabrics inhibit the growth of molds like *Aspergillus niger* and bacteria like *Staphylococcus aureus*. It also surpasses Greenguard's Indoor Air Quality and complies with BIFMA X7 emissions requirements and contributes to points for LEED-CI.

Acrylic Backcoating

Acrylic backing is a formaldehyde-free coating that stiffens and strengthens fabric, locking the weave alignment in place. Once coated, dissimilar fabrics have comparable degrees of stretch, recovery, and stability. Acrylic back coating also prevents bleed through of adhesives, camouflages fabric transparency, and minimizes "darts" that occur when some light reflectant fabrics are manually pulled onto a panel surface. It is available in 3 different weights.

Tyvek®

Tyvek is used on panels as an underlayment to add opacity and help prevent panel frames or other panel interior parts from showing through the fabric applied over it. It is a family of tough, durable spunbonded olefin sheet products. It is strong, lightweight, flexible, smooth, low-linting, opaque and resistant to water, chemicals, abrasion and aging.

 **Guilford of Maine**

S
VS

WORR
WORR

V8

N3

✓ Fire Barrier

Fire Barrier is a knit product that can help furniture meet Cal-133 standards. The soft and flexible material is designed to char and swell when exposed to flame, creating an insulating barrier between the flame and the polyurethane foam in the seat. Laminating the barrier to the fabric extends the durability because it eliminates the friction that would occur between the fire barrier and the fabric if they were not adhered. Fire Barrier is available by the roll, laminated on our products, or on COM's. The three types of Fire Barrier are as follows:

F-117 (PBDE Free/Bromine Free)

- Fiberglass core coated with a modacrylic sheath. Modacrylic is a flame retardant fiber that forms a char when exposed to fire, while releasing a vapor-phase flame retardant. Vapor-phase flame retardants work by releasing gases that react with and interfere with the chemistry of flame.
- Excellent upholsterability and breathability
- Performance is unaffected by water spills
- Free of Polybrominated diphenyl ethers (PBDE)
- Free of brominated flame retardants

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2427 (PBDE Free/Halogen Free)

- Fiberglass core coated with a cotton sheath utilizing an intumescent flame retardant coating. The flame retardant actively helps put out the fire. Intumescent materials expand when subjected to fire, creating an insulating barrier that helps keep the flame from penetrating through the material.
- Excellent upholsterability
- Greater protection than offered by F-117
- Performance is unaffected by water spills
- Free of Polybrominated diphenyl ethers (PBDE)
- Free of halogenated flame retardants

- ✓ Appropriate for Upholstery applications
- Appropriate for Panel applications

✓

Lead times may vary
* 2 week lead time when there is no available stock
** Any order less than 25 yds is subject to a \$100.00 set-up fee

 Guilford of Maine

✓



SCOPE OF WORK
Invitation for Bids
Furniture Acquisition for Executive Offices and Conference Rooms
Community Development Block Grant – Disaster Recovery
Puerto Rico Department of Housing
CDBG-DR-IFB-2022-05

1. Introduction

The Puerto Rico Department of Housing (PRDOH) is soliciting sealed bids from qualified individuals and/or legal entities that can supply Executive Offices and Conference Rooms Furniture for the PRDOH staff assigned for the implementation of programs under the Community Development Block Grant – Disaster Recovery (CDBG-DR) and Community Development Block Grant Mitigation (CDBG-MIT) grant(s). The PRDOH will make an initial purchase of the needed furniture upon contract execution. Additional furniture can be ordered by the PRDOH during the life of the contract. PRDOH urges interested Bidders to carefully review the requirements of this Invitation for Bids (IFB).

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This document defines the goods and services that the Bidder must provide for the **Furniture Acquisition for Executive Offices and Conference Rooms** under a contract with PRDOH. A detailed description of the CDBG-DR Programs is included in the Action Plan approved by the U.S. Housing and Urban Development (HUD). A complete copy of the Action Plan is available at www.cdbg-dr.pr.gov/action-plan. CDBG-DR programs subject of this Scope of Work are briefly described below.

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The Bidder will be directly responsible for ensuring the accuracy, timeliness, and completion of all tasks assigned under this contract. The scope of work presented is based upon circumstances existing at the time of solicitation. The PRDOH reserves the right to modify or delete the tasks listed and, if appropriate, add additional tasks prior to and during the term of the contract.

If additional CDBG-DR funds are allocated to Puerto Rico during the life of the contract, Bidder staff may be assigned to work on those future federal grants awarded and potentially expand those services to accommodate other similar programs yet to be defined. There is no guarantee of a minimum level of services which may be requested by the PRDOH under a contract.

2. General Conditions for the Acquisition

The following are general conditions that will govern the acquisition process under this Scope of Work.

- 2.1. The Selected Bidder must have competent personnel with appropriate experience and certifications to assist in the coordination of warranty with the manufacturer.
 - 2.2. The Selected Bidder must submit, electronically, each warranty with the equipment identified.
-

- 2.3. The Selected Bidder is obligated to replace the equipment, with an equivalent that meets the applicable warranty and with similar or better specifications than the original, at no cost to the PRDOH.
- 2.4. The Selected Bidder must be an authorized representative, dealer, or distributor of the proposed office furniture manufacturer. Must have available a letter from the equipment manufacturer as proof. All technical support of any warranty servicing from the manufacturer shall be generated and managed by the selected Bidder once contracted by personnel from the PRDOH.
- 2.5. The Office Furniture must possess a contemporary style and its materials must be environment-friendly, composites, thermoplastics, plastics, resins and polymers with metal support components and assemblies. Natural wood products will not be considered.
- 2.6. The Bidder will be responsible for providing an available range of colors and finishes.
- 2.7. The Bidder will be responsible for providing the items included in the Office Furniture Schedule in Section 3, of this IFB.
- 2.8. The Selected Bidder shall appoint a single point of contact (POC) to the PRDOH for all services related to the equipment.
- 2.9. All equipment must be provided with all internal components properly installed.
- 2.10. The Selected Bidder will be responsible for the proper and safe assembly and installation of all the furniture purchased.
- 2.11. The Selected Bidder must maintain the unit prices for the items throughout the life of the contract. No adjustments, once contract is executed, will be allowed.
- 2.12. All prices submitted by the Bidder shall include all expenses including incidentals, taxes, delivery fees, installation fees, profits, overhead, and any other administrative fees that apply to this acquisition. The PRDOH will not cover any additional costs. Only the unit price submitted for the equipment and installation services will be taken into consideration.

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3. Deliverables

The key deliverables to be provided include, but are not limited to, the following:

ID	Item	Description	Qty.
Reception Furniture			
1	Armchair	Armchair (environmentally friendly fabric, color to be determined)	1
2	Sofa	Three Seat Sofa (environmentally friendly fabric, color to be determined)	1
3	Lounge Chair	Lounge chair in color (environmentally friendly fabric, color to be determined)	1

ID	Item	Description	Qty.
4	Loveseat	Loveseat in color (environmentally friendly fabric, color to be determined)	1
5	Round Table	High Round Table, 30" dia	1
Desks and Credenzas			
6	Adjustable Desk	Height adjustable desk, approximately 30" d x 84" w (alternate measurement 72" w x 30" d)	1
7	Rectangular desk	Rectangular desk 24" d x 84" w	1
8	Rectangular desk	Rectangular desk, 24" d x 54" w (alternate measurement 48" w x 24" d)	1
9	Peninsula desk	Peninsula desk for u-shape configuration, approximately 30" d x 72" w (alternate measurement 36" x 72" Peninsula Desk)	1
10	Rectangular desk	Rectangular desk, approximately 24" d x 72" w (alternate measurement 71" w x 30" d)	1
11	Adjustable desk	Height adjustable desk, approximately 29" d x 75" w (alternate measurement 30" d x 72" w)	1
12	Desk	Secondary desk for height adjustable and L-shape desk, right position approximately high 29" d x 20" d x 102" w,	1
13	Rectangular work surface	Rectangular work surface, approximately 36" d x 72" w	1
14	Credenza with doors	Credenza with doors, approximately 18" d x 60" w (alternate measurement 66" w x 20" d)	6
15	Credenza with doors	Credenza with doors, approximately 18" d x 84" w (alternate measurement 20" dx 72" w x 36" h)	2
16	Executive Work Desk	L-Shape, Worksurface/Executive Desk Unit, Rectangular, Laminate Top 72" W x 30" D, with grommet and Side Top 60" W x 24" D, Sliding Door Overhead Cabinet Wall Mount, Dividends Front, Steel Door, 60" W x 14" H, with lock.	2
17	Work Desk	Worksurface/Desk Unit, Rectangular, Laminate Top 60" W x 30" D, with grommet.	2

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ID	Item	Description	Qty.
18	Credenza	Single Depth, with Box Drawer, Laminate Top, 60" W, with Lock	2
Conference and Meeting Tables			
19	Conference Table	Rectangular conference table, approximately 42"d x 156"w (48" d x 144" w)	6
20	Conference Table	Rectangular conference table, approximately 60"d x 204"w (alternate measurement 192"w x 33-48"d)	1
21	Meeting Table	Rectangular Meeting table, approx. 42" d x 72" w (alternate measurement 36"d x 72"w)	1
Storage, Cabinets and Bookcases			
22	Bookcase	Bookcase, 24"d x 36"w x 72"h (alternate measurement 31½' w x 14" d x 71' h)	1
23	Wardrobe cabinet	Wardrobe cabinet, approximately 24" d x 36" w x 72" h (alternate measurement 24" d x 66" h x 24" w)	1
24	Storage cabinet	Storage cabinet, approximately 18" d x 24" w x 28"h (alternate measurement 36"w x 22"d x 29"h)	1
25	Open tower	Open tower, approximately 20"d x 18"w x 72"h (alternate Storage Cabinet with Shelves 18"w x 24"d x 66"h)	1
26	Tower	Tower with full solid door, file drawers and shelves, approximately 20"d x 18"w x 72"h (alternate measurement 24"w x 24"d X 66" h)	1
27	Wall panel with open shelves	Wall panel with open shelves, approximately 72"h x 42"w (alternate measurement 48" w x 72" h)	1
28	Wall panel with open shelves	Wall panel with open shelves, approximately 72"h x 60"w,	1
29	Bookcase	Bookcase 20' d x 30' w (alternate measurement 36'w X 14'd X 72'h)	1
Files			
30	Desk File Cabinet	Pedestal, box/box/file, approximately 18"d x 28"h	1

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ID	Item	Description	Qty.
		(alternate measurement 15 1/2" w x 22" d x 28 1/2" h)	
31	Desk File Cabinet	Pedestal, file/file, approximately 18" d x 28" h (alternate measurement 26 1/2" h x 15' w x 22" d)	1
32	Desk File Cabinet	Lateral File - Pulls, 18" d x 30" w, Two Drawers (28") (alternate measurement 36" w x 18 5/8" d x 28 1/8" h)	1
33	Desk File Cabinet	Lateral File for 20" d High Sec. Desk - End Position, Not in Front of H-A Mechanism, 30" w (1-3/16") (alternate measurement 30" w x 18 5/8" d x 28" h)	1
34	Desk File Cabinet	Vertical 3- drawer File, pedestal file/file (15" W x 22" D x 26 3/4" H)	65
Marker Boards and Tack Boards			
35	Marker Board	Wall-mounted marker board with pencil tray, approximately 48" h x 60" w (alternate measurement 48" h x 72" w)	6
36	Marker Board	Wall-mounted marker board with pencil tray, approximately 48" h x 96" w	1
37	Marker Board	Wall-mounted marker board with pencil tray, approximately 48" h x 48" w	1
38	Tack Board	Fabric tack board – wall panel, approximately 58" h x 42" w	1
39	Tack Board	Fabric tack board – wall panel, approximately 58" h x 60" w	1
Office Chairs			
40	Executive Chairs	5-Star Base, Standard Cylinder, Breathable Mesh Seat, Ergonomic Back and Lumbar Support, Casters and Headrest, black	150

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4. Delivery Schedule

Upon awarding the contract to the selected Bidder, PRDOH will indicate the furniture needed at the moment for the initial delivery that must be completed on or before **sixty (60) calendar days** after the date of the order resulting from the request. Thereinafter,

PRDOH will contact the selected Bidder on an as-needed basis to make order requests of any of the products within the Deliverables schedule. All subsequent deliveries must be made on or before **sixty (60) calendar days** after the date of the order resulting from the request. The Bidder will be responsible to maintain a detailed and updated tracker of the dispatched materials and products.

All deliveries shall be made in accordance with good commercial practice and all required delivery timeframes shall be adhered to by the bidder; except in cases where delivery will be delayed due to acts of Nature, strikes, or other causes beyond the control of the bidder. In these cases, the bidder shall notify the PRDOH of the delays in advance of the original delivery date so that a revised delivery schedule can be appropriately considered by the PRDOH.

Should the bidder to whom the contract is awarded fail to deliver in the number of days stated above, the PRDOH reserves the right to cancel the order on a default basis. If the order is so terminated, it is hereby understood and agreed that the PRDOH has the authority to purchase the goods elsewhere and to charge the incumbent bidder with any re-procurement costs. If the bidder fails to honor these re-procurement costs, the PRDOH may terminate the contract for default.

Certain PRDOH employees may be authorized in writing to pick-up materials under this contract. Bidders shall require the presentation of this written authorization. The bidder shall maintain a copy of the authorization. If the bidder is in doubt about any aspect of material pick-up, the bidder shall contact the appropriate PRDOH point of contact to confirm the authorization.

Orders requiring special handling such as air freight, next day delivery, etc., may only be approved and placed with written authorization by the PRDOH. In those cases, the price quoted by the bides shall be inclusive of any additional shipping costs.

Back orders should be confirmed at the time of the order confirmation with an estimated delivery date, PRDOH will have an option to cancel or keep the back orders.

5. Pricing

For the items contained in the Deliverables schedule, pricing must be guaranteed during the first thirty-six (36) months after the execution of the contract with the selected bidder. Should any price change be needed, such price change must be requested in writing and must be accompanied by appropriately documented market justification. All price changes will be granted only with written approval from the PRDOH.

After contract award, a bidder may offer, either on its own initiative or at the PRDOH's request, additional discounts, customized lists, or discounted prices for any purchase

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within the scope of the contract, even if such discounts were not included in the bid prices.

If an "equal" item may be considered by the PRDOH in accordance with **Exhibit O (Cost Form)**, the proposed item shall be equal in quality to the item specified in the solicitation. Where an "equal" item is offered, and product information sheets are required, the initial offer must be accompanied with two (2) complete sets of product information sheets (such as factory specifications, standard manufacturer information sheets, catalogs, and brochures). Also, for product information submittals, all supporting documentation submitted by the bidder must in total meet the required specifications set forth in this solicitation. Where the standard product literature submitted with the offer provides information that does not comply with the specifications, the bidder shall state, in an official letter on corporate letterhead as part of their initial offer, the differences between the item they are specifically offering, and the equipment described by the standard product literature, to substantiate compliance to all of the specifications set forth in this solicitation. In such cases, any offer submitted with standard product literature but without the letter, explaining compliance may result in the rejection of the offer for not meeting the solicitation specifications. Materials shall be new and warranted against defects.

All materials, except where recycled content is specifically requested, supplied by the bidder in conjunction with this solicitation and resultant contract shall be new, warranted for their merchantability, and fit for a particular purpose. In the event any of the materials supplied to the PRDOH by the bidder are found to be defective or do not conform to specifications: (1) the materials may be returned to the bidder at the bidder's expense or (2) the PRDOH may require the bidder to replace the materials at the bidder's expense.

6. Staff Requirements

The Bidder shall have or will secure, at its own expense, all personnel required in performing the services under the contract. PRDOH expects the Selected Bidder to provide competent and fully qualified staff that are authorized or permitted under federal, state, and local law to perform the scope of work under the contract. The PRDOH reserves the right to request the removal of any staff not performing to standard. No personnel may be assigned to the resulting contract without the written consent of the PRDOH.

7. Warranty

Full warranty on parts and accessories shall be defined as the manufacturer's standard limited warranty and shall otherwise be equal to or exceed that offered to the general public. All warranties shall become effective on the date the items are accepted by PRDOH. All defective items must be replaced within five (5) days at no additional cost to PRDOH.

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8. Documentation

The Selected Bidder must include a technical manual and documentations from the manufacturer for each component. In addition, a printed and digital technical specifications list with the equipment by model and configuration or equivalent.

9. Contract Term

The PRDOH anticipates awarding the contract for an initial term of **three (3) years**. The PRDOH may, at its sole discretion, extend the contract term for an additional term of **two (2) years** upon mutual written agreement of the parties.

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By signing this document, I acknowledge that I have read, understand and accept its contents as described:

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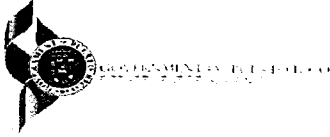
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Karla Furniture MFG, Inc.
Bidders Entity Name

[Signature]
Bidder Authorized Representative Signature

4/11/2022
Date

Magdalena Saad Batista
Bidder Authorized Representative Printed Name



**Exhibit I
COST FORM**
Furniture Acquisition for Executive Offices and Conference Rooms
Community Development Block Grant - Disaster Recovery and Mitigation
Puerto Rico Department of Housing
CDBG-DR-IFB-2022-05

Name of Supplier: **KARLA FURNITURE MFG, INC.**

ID	Description	Quantity	Unit	Unit Price	Total Price
1	Armchair environmentally friendly fabric color to be determined	1	Ea.	\$ 89.00	\$ 89.00
2	Three Seat Sofa environmentally friendly fabric, color to be determined	1	Ea.	\$ 790.00	\$ 790.00
3	Lounge chair in color environmentally friendly fabric, color to be determined	1	Ea.	\$ 599.00	\$ 599.00
4	Loveseat in color environmentally friendly fabric, color to be determined	1	Ea.	\$ 690.00	\$ 690.00
5	High Round Table, 30" dia	1	Ea.	\$ 390.00	\$ 390.00
6	Height adjustable desk, approximately 30" d x 84" w - alternate measurement 72" w x 30" d	1	Ea.	\$ 1,180.00	\$ 1,180.00
7	Rectangular Desk 24" d x 84" w	1	Ea.	\$ 888.00	\$ 888.00
8	Rectangular desk, 24" d x 54" w - alternate measurement 48" w x 24" w	1	Ea.	\$ 590.00	\$ 590.00
9	Peninsula desk for u-shape configuration, approximately 30" d x 72" w - alternate Measurement, 36" x 72" Peninsula Desk	1	Ea.	\$ 1,610.00	\$ 1,610.00
10	Rectangular desk, approximately 24" d x 72" w alternate measurement 71" w x 30" d	1	Ea.	\$ 810.00	\$ 810.00
11	Height adjustable desk, approximately 29" d x 75" w alternate measurement 30" d x 72" w	1	Ea.	\$ 1,180.00	\$ 1,180.00
12	Secondary desk for height adjustable and L-shape desk, right position approx. high 29" d x 20" d x 102" w	1	Ea.	\$ 1,690.00	\$ 1,690.00
13	Rectangular work surface, approximately 36" d x 72" w	1	Ea.	\$ 589.00	\$ 589.00
14	Credenza with doors, approximately 18" d x 60" w alternate measurement 66" w x 20" d	6	Ea.	\$ 790.00	\$ 4,740.00
15	Credenza with doors, approximately 18" d x 84" w alternate measurement 20" d x 72" w x 36" h	2	Ea.	\$ 880.00	\$ 1,760.00
16	L-Shape, Worksurface/Executive Desk Unit, Rectangular, Laminate Top 72" W x 30" D, with grommet and Side Top 60" W x 24" D, Sliding Door Overhead Cabinet Wall Mount, Dividends Front, Steel Door, 60" W x 14" H, with lock.	2	Ea.	\$ 1,590.00	\$ 3,180.00
17	Worksurface/Desk Unit, Rectangular, Laminate Top 60" W x 30" D, with grommet	2	Ea.	\$ 660.00	\$ 1,320.00
18	Single Depth, with Box Drawer, Laminate Top, 60" W, with Lock	2	Ea.	\$ 940.00	\$ 1,880.00
19	Rectangular conference table, approximately 42" d x 156" w alternate measurement 48" d x 144" w	6	Ea.	\$ 886.00	\$ 5,316.00
20	Rectangular conference table, approximately 60" d x 204" w alternate measurement 192" w x 33-48" d	1	Ea.	\$ 983.00	\$ 983.00
21	Rectangular Meeting table, approx. 42" d x 72" w alternate measurement 36" d x 72" w	1	Ea.	\$ 690.00	\$ 690.00
22	Bookcase, 24" d x 36" w x 72" h alternate measurement 31 1/2" w x 14" d x 71" h	1	Ea.	\$ 390.00	\$ 390.00
23	Wardrobe cabinet, approximately 24" d x 36" w x 72" h alternate measurement 24" d x 66" h x 24" w	1	Ea.	\$ 690.00	\$ 690.00
24	Storage cabinet, approximately 18" d x 24" w x 28" h alternate measurement 36" w x 22" d x 29" h	1	Ea.	\$ 390.00	\$ 390.00
25	Open tower, approximately 20" d x 18" w x 72" h alternate Storage Cabinet with Shelves 18" w x 24" d x 66" h	1	Ea.	\$ 340.00	\$ 340.00
26	Tower with full solid door, file drawers and shelves, approximately 20" d x 18" w x 72" h alternate measurement 24" w x 24" d X 66" h	1	Ea.	\$ 990.00	\$ 990.00

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27	Wall panel with open shelves, approximately 72"h x 42"w alternate measurement 48" w x 72" h	1	Ea.	\$ 410.00	\$ 410.00
28	Wall panel with open shelves, approximately 72"h x 60"w	1	Ea.	\$ 520.00	\$ 520.00
29	Bookcase 20" d x 30" w alternate measurement 36" w X 14" d X 72" h	1	Ea.	\$ 390.00	\$ 390.00
30	Pedestal, box/box/file, approximately 18"d x 28"h alternate measurement 15 1/2" w x 22" d x 28 1/2" h	1	Ea.	\$ 260.00	\$ 260.00
31	Pedestal, file/file, approximately 18"d x 28"h alternate measurement 26 1/2" h x 15" w x 22" d	1	Ea.	\$ 240.00	\$ 240.00
32	Lateral File - Pulls, 18"d x 30"w, Two Drawers 28", alternate measurement 36" w x 18 5/8" d x 28 1/8" h	1	Ea.	\$ 390.00	\$ 390.00
33	Lateral File for 20"d High Sec. Desk - End Position, Not in Front of H-A Mechanism, 30" w (1-3/16"), (alternate measurement 30" w x 18 5/8" d x 28" h)	1	Ea.	\$ 610.00	\$ 610.00
34	Vertical 3- drawer file, pedestal file/file 15"W x 22"D x 26 3/4"H	65	Ea.	\$ 260.00	\$ 16,900.00
35	Wall-mounted marker board with pencil tray, approximately 48" h x 60" w alternate measurement 48" h x 72" w	6	Ea.	\$ 198.00	\$ 1,188.00
36	Wall-mounted marker board with pencil tray, approximately 48" h x 96" w	1	Ea.	\$ 210.00	\$ 210.00
37	Wall-mounted marker board with pencil tray, approximately 48" h x 48" w	1	Ea.	\$ 180.00	\$ 180.00
38	Fabric tack board - wall panel, approximately 58" h x 42" w	1	Ea.	\$ 220.00	\$ 220.00
39	Fabric tack board - wall panel, approximately 58" h x 60" w	1	Ea.	\$ 240.00	\$ 240.00
40	Executive Chairs, 5-Star Base, Standard Cylinder, Breathable Mesh Seat, Ergonomic Back and Lumbar Support, Casters and Headrest, black	150	Ea.	\$ 289.00	\$ 43,350.00
Total Bid Price (5)(6)					\$ 98,572.00

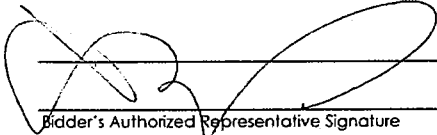
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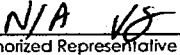
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Notes on Cost Form:

- (1) All equipment to be submitted with the quote must comply with the specifications for such included in the Scope of Work of the IFB.
- (2) Bidder must submit technical documentation and specifications for all equipment included in the quote.
- (3) All equipment included in the quote are subject to the Warranty conditions set forth in the Scope of Work of the IFB.
- (4) Quotes which do not contain pricing for every item requested will be considered unresponsive by the PRDOH. Pricing must include all expenses including: incidental taxes, handling, and delivery costs, as well as any other administrative costs associated with the goods and services. The PRDOH will not consider any additional costs. Only the unit prices submitted will be taken into consideration. The PRDOH will not be responsible for reimbursement of expenses related to per-diem, tolls, parts, or labors for equipment under warranty.
- (5) PRDOH will make a purchase of furniture for the executive offices and conference rooms as stated in the Scope of Work upon contract execution. Additional office furniture to be ordered by the PRDOH during the life of the contract.
- (6) All equipment to be delivered to PRDOH Headquarters within sixty (60) calendar days from the date the request is sent to the Provider by the PRDOH.


 Bidder's Authorized Representative Signature

N/A

 Bidder's Authorized Representative Signature

04/21/22
Date



**Insurance Requirements
Invitation for Bid
Office Furniture Acquisition
Community Development Block Grant – Disaster Recovery
Puerto Rico Department of Housing
Contract Division**

**SPECIAL INSURANCE AND BONDING SPECIFICATIONS
FOR ACQUISITIONS**

LICITATION NUMBER- CDBG-DR-IFB-2019-01

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A. The successful proposer before commencing work or receiving a written notice to proceed with, or being allowed to start to work, must submit to the **Puerto Rico Department of Housing (*PRDOH)**, the hereafter mentioned insurance policies and/or bonds, thus including all endorsements and agreements required under the special contractual conditions as per the following:

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1. (X) State Insurance Fund Workmen's Compensation Insurance Policy

In accordance with the Workmen's Compensation Act No. 45, to facilitate its acquisition, the ***PRDOH** shall provide a letter to the successful bidder addressed to the State Insurance Fund.

2. (X) Commercial General Liability (Broad Form) including the following insurance coverage

COVERAGE	LIMIT
I. Commercial General Liability:	
• Each Occurrence	\$1,000,000
• General Aggregate	\$1,000,000
• Products & Completed Operations	\$1,000,000
• Personal Injury & Advertising	\$1,000,000
• Fire Damage	\$500,000 (Any one Fire)
• Medical Expense	\$10,000 (Any one person)
II. Employer's Liability Stop Gap:	
• Bodily Injury by Accident	\$1,000,000
Each Employee	\$1,000,000
Each Accident	\$1,000,000

**Insurance Requirements
 Invitation for Bid
 Office Furniture Acquisition
 Community Development Block Grant – Disaster Recovery
 Puerto Rico Department of Housing
 Contract Division**

COVERAGE	LIMIT
<ul style="list-style-type: none"> • Bodily Injury by Disease 	\$1,000,000
<ul style="list-style-type: none"> • Each Employee 	\$1,000,000
<ul style="list-style-type: none"> • Each Accident 	\$1,000,000

3. (X) Comprehensive Automobile Liability Form including the following insurance coverages

LIMIT
<ul style="list-style-type: none"> • Auto Liability - \$1,000,000 • Physical Damages - \$1,000,000 • Medical Payments - \$ 10,000
The Commercial Auto cover must be applied to the following symbols:
<ul style="list-style-type: none"> • Liability Coverage -1 • Physical Damages – 2 and 8 • Hired – Borrowed Auto – 8 • Non-Owned Auto Liability – 9

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4. (X) Inland Marine – All Risk Transportation – Motor Truck Cargo

Amended

**** Limit - \$100,000 decrease limit due to amount of contract****

(x) a. The "PRDOH", HUD and the Government of Puerto Rico must be included as additional insured.

5. (X) Payment and Performance Bond, Wage Payment Bond.

(X) a. The successful bidder must provide a Payment & Performance Bond for the total cost of the project under contract.

(X) b. The surety must be issued by a surety appearing in the latest US Department of Treasury's Listing of Approved Sureties (Circular Letter 570) and authorized to do business in Puerto Rico.

(X) c. You must provide an endorsement on the Performance and Payment Bond to guarantee the payment of wages at the Department of Labor of the Government of Puerto Rico as an Obligated Guarantor under Laws of Puerto Rico.

**Insurance Requirements
Invitation for Bid
Office Furniture Acquisition
Community Development Block Grant – Disaster Recovery
Puerto Rico Department of Housing
Contract Division**

(X) d. Certificate of Authority, Power of Attorney and Power of Attorney License issued by the Commissioner of Insurance.

6. The policies to be obtained must contain the following endorsements including as additional insured the ***Puerto Rico Department of Housing (*PRDOH), U.S. Department of Housing and Urban Development (HUD),*** and the ***Government of Puerto Rico.***

- (X) a. Breach of warranty**
- (X) b. Waiver and / or Release of Subrogation**
- (X) c. Additional Insured Clause**
- (X) d. Hold Harmless Agreement**
- (X) e. 30 Days Cancellation Clause**

7. The insurance carrier or carriers, which will present said certificates of insurance must have at least a B+ Rating according to the Best Rating Guide.

C. TERMS AND CONDITIONS

1. All certified checks or bank drafts must be paid to the Order of the Bidding Agency.
2. All Bid Bonds must be issued by an Insurance Company authorized by the Insurance Commissioner of Puerto Rico and must be accompanied by the following documents:
3. Certificate of Authority in the name of the Insurer issued by the Insurance Commissioner.
4. Power of Attorney, issued by the Insurer, in the name of its attorney-in-fact.
5. Power of Attorney License, issued by the Commissioner of Insurance pursuant to the power of attorney issued by said Insurer.
6. If, at the time the bidding, documents are opened, any of the documents referred to in paragraph a, band c above are missing, this shall not constitute grounds for disqualifying the contractor, but the successful bidder shall submit such documents within two (2) working days from the date and time of the auction.

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**Insurance Requirements
Invitation for Bid
Office Furniture Acquisition
Community Development Block Grant – Disaster Recovery
Puerto Rico Department of Housing
Contract Division**

7. It is implicit that, by issuing the Bid Bond, the insurer undertakes to issue a Performance and Payment Bond in accordance with the conditions of the auction.

8. In any bidding or protest, the interested party shall be obliged to write down each risk with its individual cost of premium and shall then reflect the total sum of all insurance premiums as project costs.

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D. IMPORTANT NOTICE TO INSURANCE AND SURETY COMPANIES AND THEIR REPRESENTATIVES

All insurance companies and all guarantors who issue policies or bonds under our special contractual conditions are subject to:

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1. Be authorized to do business within the Commonwealth of Puerto Rico and have the corresponding license issued by the Commissioner of Insurance.
2. To be enjoying a good economic situation and to be classified under the Category of B+ Rating according to the "Best Rating Guide".
3. Submit to the ***PRDOH** a written certification as evidence of full payment of premiums by the Contractor. Mention each risk coverage premium separately.
4. Avoid sub-contractual obligations of premium financing or any other kind, which may be detrimental to the public interest.
5. Avoid any request for cancellation by the contractor prior to the expiration date of the policy, without the consent of the Contract Division of the ***PRDOH**: Discuss any refund of unearned premium.
6. Follow all Federal Bail and Acceptance Insurance Regulations, when applicable.
7. Indicate in the appropriate place of all insurance policies and/or bonds, the full description of the project, work or service to be rendered.
8. Not to make any amendments to insurance policies and bonds issued under the special conditions mentioned above, unless approved by the Insurance Section of the ***PRDOH**.

**Insurance Requirements
Invitation for Bid
Office Furniture Acquisition
Community Development Block Grant – Disaster Recovery
Puerto Rico Department of Housing
Contract Division**

9. To ensure that all insurance policies or bonds are issued to comply with all of our special insurance conditions with respect to the period of coverage, type of risk coverage, as well as all limits, as specified, and also to eliminate those exclusions in accordance with our request.
10. Clarify any questions regarding insurance requirements by any means of communication with the Insurance Section of the ***PRDOH** under the Secretary for Legal Affairs.

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E. EVIDENCE OF INSURANCE COVERAGE OF EACH SUBCONTRACTOR TO BE SUBMITTED BY THE SUCCESSFUL BIDDER AS THE PRIME CONTRACTOR:

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The successful bidder, as the prime contractor, has the duty to require each of the subcontractors or sub-contractors to maintain in force all insurance policies and/or bonds necessary to cover their individual participation in the risk or risks related to the subcontracted work or service to be rendered.

Therefore, we emphasize that prior to commencing work or receiving written notice to proceed with such work or being authorized to commence work, the successful prime contractor has the responsibility to provide the ***PRDOH** with evidence to the effect that all insurance and/or bonds required under the special conditions or required under the sub-contract to each of the sub-contractors or sub-sub-contractors are current and duly approved by the Contract Division of the ***PRDOH**. All insurance policies shall remain in effect for the entire contractual period, so that with any order of change and/or amendment resulting in alteration of the original project completion date or total original cost, the prime contractor shall take the necessary steps to request the insurer to include such changes in all related insurance policies and/or bonds and to submit evidence by appropriate endorsements with effective dates. Cancellations without consent are not accepted.

The ***PRDOH** reserves the right to stop any work or service under contract until the breach of these requirements has been remedied, so that any delay in the performance of the contract based on any breach of the insurance coverage requirements shall be deemed the sole responsibility of the Main Contractor.

**Insurance Requirements
Invitation for Bid
Office Furniture Acquisition
Community Development Block Grant – Disaster Recovery
Puerto Rico Department of Housing
Contract Division**

F. CONFLICT OR DIFFERENCE BETWEEN THE SPECIFICATIONS OF THE TENDERING, PROCEDURE AND SPECIAL INSURANCE CONDITIONS AND BONDS

In the event of any conflict or difference in the description of coverage or in amounts or limits, etc., with respect to insurance requirements, the "Special Conditions of Insurance and Bonds" as set forth in this **Insurance Requirements** shall prevail over any other insurance specifications.

G. CERTIFICATE OF CONTRACT DIVISION

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We hereby certify, to our best knowledge and understanding, that we have prepared the aforementioned "*Insurance and Bonds Special Conditions*" after a proper evaluation of the related risks, based on the information of the nature of the project and description submitted to us, as requested by the Contracting Program through a written application.

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DESCRIPTION OF THE SERVICES:

**Invitation for Bid
Office Furniture Acquisition
CDBG-DR Disaster Recovery**

August 15, 2022

Date amended 08-26-2022

Sonia Damaris Rodriguez

Sonia Damaris Rodríguez
Insurance Specialist
CDBG-DR Program



ATTACHMENT E HUD GENERAL PROVISIONS

Given that the Contract involves funds for which the U.S. Department of Housing and Urban Development (**HUD**) is the oversight agency, the following terms and conditions may apply to this Contract. In addition, Contractor shall comply with the Federal Labor Standards Provisions set forth in Form HUD-4010, available at <https://www.hudexchange.info/resource/2490/hud-form-4010-federal-labor-standards-provisions/>.

The CONTRACTOR shall include these terms and conditions in all subcontracts or purchase orders directly servicing the Contract.

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These general provisions may be updated from time to time. It is the sole responsibility of the CONTRACTOR to be aware of any changes hereto, to amend and implement such changes and to ensure subcontracts terms and conditions are modified as necessary, if any.

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General Provisions:

1. PROVISIONS REQUIRED BY LAW DEEMED INSERTED

Each and every provision of law and clause required by law to be inserted in this Contract shall be deemed to be inserted herein and the Contract shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the Contract shall forthwith be physically amended to make such insertion or correction.

2. STATUTORY AND REGULATORY COMPLIANCE

CONTRACTOR shall comply with all laws and regulations applicable to the Community Development Block Grant-Disaster Recovery funds appropriated by: the Continuing Appropriations Act, 2018, and Supplemental Appropriations for Disaster Relief Requirements, 2017 (**Pub. L. 115-56**) approved on September 8, 2017, as amended; the Bipartisan Budget Act of 2018 (**Pub. L. 115-123**) approved on February 9, 2018, as amended; the Additional Supplemental Appropriations for Disaster Relief Act, 2019, (**Pub. L. 116-20**) approved on June 6, 2019, as amended; as well as including, but not limited to, the applicable Office of Management and Budget Circulars, which may impact the administration of funds and/or set forth certain cost principles, including if certain expenses are allowed.

3. BREACH OF CONTRACT TERMS

The Puerto Rico Department of Housing (**PRDOH**) reserves its right to all administrative, contractual, or legal remedies, including but not limited to suspension or termination of this Contract, in instances where the CONTRACTOR or any of its subcontractors violate or breach any Contract term. If the CONTRACTOR or any of its subcontractors violate or breach any Contract term, they shall be subject to such sanctions and penalties as may be appropriate. The duties and obligations imposed by the Contract documents, and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

4. REPORTING REQUIREMENTS

The CONTRACTOR shall complete and submit all reports, in such form and according to such schedule, as may be required by PRDOH and/or the Government of Puerto Rico. The CONTRACTOR shall cooperate with all the PRDOH and/or the Government of Puerto Rico efforts to comply with HUD requirements and regulations pertaining to reporting, including but not limited to 24 C.F.R. §§ 85.40-41 (or 84.50-52, if applicable) and § 570.507, when applicable.

5. ACCESS TO RECORDS

The Government of Puerto Rico, the PRDOH, HUD, the Comptroller General of the United States, or any of their duly authorized representatives, shall have, at any time and from time to time during normal business hours, access to any work product, books, documents, papers, and records of the CONTRACTOR which are related to this Contract, for the purpose of inspection, audits, examinations, and making excerpts, copies and transcriptions.

6. MAINTENANCE/RETENTION OF RECORDS

All records (files, data, work product) connected with this Contract will be turned over to PRDOH following the Agreement termination to be maintained for the remainder of the grant and post grant closeout.

7. SMALL AND MINORITY FIRMS, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

The CONTRACTOR will take necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used in subcontracting when possible. Steps include, but are not limited to:

- (i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;

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- (ii) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (iii) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
- (iv) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and
- (v) Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce.

Additionally, for contracts of **\$10,000 or more**, the CONTRACTOR shall file Form HUD 2516 (Contract and Subcontract Activity) with the PRDOH on a quarterly basis.

8. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 C.F.R. Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements", and any implementing regulations issued by HUD.

9. TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

The Proposer will comply with the provisions of Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the basis of race, color, or national origin in any program or activity that receives Federal funds or other Federal financial assistance. Programs that receive Federal funds cannot distinguish among individuals on the basis of race, color or national origin, either directly or indirectly, in the types, quantity, quality or timelines of program services, aids or benefits that they provide or the manner in which they provide them. This prohibition applies to intentional discrimination as well as to procedures, criteria or methods of administration that appear neutral but have a discriminatory effect on individuals because of their race, color, or national origin. Policies and practices that have such an effect must be eliminated unless a recipient can show that they were necessary to achieve a legitimate nondiscriminatory objective.

10. SECTION 109 OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974

The CONTRACTOR shall comply with the provisions of Section 109 of the Housing and Community Development Act of 1974. No person in the United States shall on the grounds of race, color, national origin, religion or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under this title. Section 109 further provides

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that discrimination on the basis of age under the Age Discrimination Act of 1975 or with respect to an otherwise qualified handicapped individual as provided in Section 504 of the Rehabilitation Act of 1973, as amended, is prohibited.

11. SECTION 504 OF THE REHABILITATION ACT OF 1973

The CONTRACTOR shall comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), as amended, and any applicable regulations.

The CONTRACTOR agrees that no qualified individual with handicaps shall, solely on the basis of handicap, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance from HUD.

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12. AGE DISCRIMINATION ACT OF 1975

The CONTRACTOR shall comply with the Age Discrimination Act of 1975 (42 U.S.C. § 6101 et seq.), as amended, and any applicable regulations. No person in the United States shall, on the basis of age, be excluded from participation in, be denied the benefits of, or be subjected to, discrimination under, any program or activity receiving Federal financial assistance.

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13. DEBARMENT, SUSPENSION, AND INELIGIBILITY

The CONTRACTOR represents and warrants that it and its subcontractors are not debarred or suspended or otherwise excluded from or ineligible for participation in Federal assistance programs subject to 2 C.F.R. Part 2424.

14. CONFLICTS OF INTEREST

The CONTRACTOR shall notify the PRDOH as soon as possible if this Contract or any aspect related to the anticipated work under this Contract raises an actual or potential conflict of interest (as defined at 2 C.F.R. Part 215 and 24 C.F.R. § 85.36 or 84.42, if applicable). The CONTRACTOR shall explain the actual or potential conflict in writing in sufficient detail so that the PRDOH is able to assess such actual or potential conflict. The CONTRACTOR shall provide the PRDOH any additional information necessary to fully assess and address such actual or potential conflict of interest. The CONTRACTOR shall accept any reasonable conflict mitigation strategy employed by the PRDOH, including but not limited to the use of an independent subcontractor(s) to perform the portion of work that gives rise to the actual or potential conflict.

15. SUBCONTRACTING

When subcontracting, the CONTRACTOR shall solicit for and contract with such subcontractors in a manner providing for fair competition. Some of the situations considered to be restrictive of competition include, but are not limited to:

- (i) Placing unreasonable requirements on firms in order for them to qualify to do business;
- (ii) Requiring unnecessary experience and excessive bonding;
- (iii) Noncompetitive pricing practices between firms or between affiliated Companies;
- (iv) Noncompetitive awards to consultants that are on retainer contracts,
- (v) Organizational conflicts of interest;
- (vi) Specifying only a brand name product instead of allowing an equal product to be offered and describing the performance of other relevant requirements of the procurement; and
- (vii) Any arbitrary action in the procurement process.

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The CONTRACTOR represents to the PRDOH that all work shall be performed by personnel experienced in the appropriate and applicable profession and areas of expertise, taking into account the nature of the work to be performed under this Contract.

The CONTRACTOR will include these HUD General Provisions in every subcontract issued by it, so that such provisions will be binding upon each of its subcontractors as well as the requirement to flow down such terms to all lower-tiered subcontractors.

16. ASSIGNABILITY

The CONTRACTOR shall not assign any interest in this Agreement, and shall not transfer any interest in the same (whether by assignment or novation) without prior written approval of the PRDOH.

17. INDEMNIFICATION

The CONTRACTOR shall indemnify, defend, and hold harmless the Government of Puerto Rico and PRDOH, its agents and employees, from and against any and all claims, actions, suits, charges, and judgments arising from or related to the negligence or willful misconduct of the CONTRACTOR in the performance of the services called for in this Contract.

18. COPELAND "ANTI-KICKBACK" ACT

(Applicable to all construction or repair contracts)

Salaries of personnel performing work under this Contract shall be paid unconditionally and not less often than once a month without payroll deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by

the applicable regulations issued by the Secretary of Labor pursuant to the Copeland "Anti-Kickback Act" of June 13, 1934 (48 Stat. 948; 62 Stat. 740; 63 Stat. 108; Title 18 U.S.C. § 874; and Title 40 U.S.C. § 276c). The CONTRACTOR shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Agreement to ensure compliance by subcontractors with such regulations, and shall be responsible for the submission of affidavits required of subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

**19. CONTRACT WORK HOURS AND SAFETY STANDARDS ACT
(Applicable to construction contracts exceeding \$2,000 and contracts exceeding \$2,500 that involve the employment of mechanics or laborers)**

The CONTRACTOR shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708) as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

All laborers and mechanics employed by CONTRACTORS or subcontractors shall receive overtime compensation in accordance with and subject to the provisions of the Contract Work Hours and Safety Standards Act, and the CONTRACTORS and subcontractors shall comply with all regulations issued pursuant to that act and with other applicable Federal laws and regulations pertaining to labor standards.

**20. DAVIS-BACON ACT
(Applicable to construction contracts exceeding \$2,000 when required by Federal program legislation)**

The CONTRACTOR shall comply with the Davis Bacon Act (40 U.S.C. §§ 3141, *et seq.*) as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

All laborers and mechanics employed by CONTRACTORS or subcontractors, including employees of other governments, on construction work assisted under this Contract, and subject to the provisions of the federal acts and regulations listed in this paragraph, shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act.

On a semi-annual basis, the CONTRACTOR shall submit Form HUD 4710 (Semi-Annual labor Standards Enforcement Report) to PRDOH.

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21. TERMINATION FOR CAUSE

(Applicable to contracts exceeding \$10,000)

If, through any cause, the CONTRACTOR shall fail to fulfill in a timely and proper manner his or her obligations under this Contract, or if the CONTRACTOR shall violate any of the covenants, agreements, or stipulations of this Contract, the PRDOH shall thereupon have the right to terminate this Contract by giving written notice to the CONTRACTOR of such termination and specifying the effective date thereof, at least five (5) days before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the CONTRACTOR under this Agreement shall, at the option of the PRDOH, become the PRDOH's property and the CONTRACTOR shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the CONTRACTOR shall not be relieved of liability to the Government of Puerto Rico and PRDOH for damages sustained by the Government of Puerto Rico and/or PRDOH by virtue of any breach of the Agreement by the CONTRACTOR, and the Government of Puerto Rico and/or PRDOH may withhold any payments to the CONTRACTOR for the purpose of set-off until such time as the exact amount of damages due to the Government of Puerto Rico and/or PRDOH from the CONTRACTOR is determined.

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22. TERMINATION FOR CONVENIENCE

(Applicable to contracts exceeding \$10,000)

The PRDOH may terminate this Contract at any time by giving at least ten (10) days' notice in writing to the CONTRACTOR. If the Contract is terminated by the PRDOH as provided herein, the CONTRACTOR will be paid for the time provided and expenses incurred up to the termination date.

23. SECTION 503 OF THE REHABILITATION ACT OF 1973

(Applicable to contracts exceeding \$10,000)

The CONTRACTOR shall comply with Section 503 of the Rehabilitation Act of 1973 (29 U.S.C. § 793), as amended, and any applicable regulations.

Equal Opportunity for Workers with Disabilities:

- 1) The CONTRACTOR will not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The CONTRACTOR agrees to take affirmative action to employ, advance in employment and otherwise treat qualified individuals with disabilities without discrimination based on their physical or mental disability in all employment practices, including the following:

- (i) Recruitment, advertising, and job application procedures;
- (ii) Hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff and rehiring;
- (iii) Rates of pay or any other form of compensation and changes in compensation;
- (iv) Job assignments, job classifications, organizational structures, position descriptions, lines of progression, and seniority lists;
- (v) Leaves of absence, sick leave, or any other leave;
- (vi) Fringe benefits available by virtue of employment, whether or not administered by the CONTRACTOR;
- (vii) Selection and financial support for training, including apprenticeship, professional meetings, conferences, and other related activities, and selection for leaves of absence to pursue training;
- (viii) Activities sponsored by the CONTRACTOR including social or recreational programs; and
- (ix) Any other term, condition, or privilege of employment.

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- 2) The CONTRACTOR agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the act.
- 3) In the event of the CONTRACTOR's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the act.
- 4) The CONTRACTOR agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Deputy Assistant Secretary for Federal Contract Compliance Programs, provided by or through the contracting officer. Such notices shall state the rights of applicants and employees as well as the CONTRACTOR'S obligation under the law to take affirmative action to employ and advance in employment qualified employees and applicants with disabilities. The CONTRACTOR must ensure that applicants and employees with disabilities are informed of the contents of the notice (e.g., the CONTRACTOR may have the notice read to a visually disabled individual, or may lower the posted notice so that it might be read by a person in a wheelchair).
- 5) The CONTRACTOR will notify each labor organization or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the CONTRACTOR is bound by the terms of Section 503 of the Rehabilitation Act

of 1973, as amended, and is committed to take affirmative action to employ and advance in employment individuals with physical or mental disabilities.

- 6) The CONTRACTOR will include the provisions of this clause in every subcontract or purchase order in excess of \$10,000, unless exempted by the rules, regulations, or orders of the Secretary issued pursuant to Section 503 of the act, as amended, so that such provisions will be binding upon each subcontractor or vendor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the Deputy Assistant Secretary for Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

24. EQUAL EMPLOYMENT OPPORTUNITY

(Applicable to construction contracts and subcontracts exceeding \$10,000)

The CONTRACTOR shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 C.F.R. chapter 60).

During the performance of this Agreement, the CONTRACTOR agrees as follows:

- 1) The CONTRACTOR shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The CONTRACTOR shall take affirmative action to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 2) The CONTRACTOR shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by Contracting Officer setting forth the provisions of this non-discrimination clause. The CONTRACTOR shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
- 3) The CONTRACTOR will, in all solicitations or advertisements for employees placed by or on behalf of the CONTRACTOR, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

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- 4) The CONTRACTOR will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers representative of the CONTRACTOR's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 5) The CONTRACTOR will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- 6) The CONTRACTOR will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.
- 7) In the event of the CONTRACTOR's non-compliance with the non-discrimination clause of this Agreement or with any of such rules, regulations or orders, this Agreement may be cancelled, terminated or suspended in whole or in part and the CONTRACTOR may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.
- 8) CONTRACTOR shall incorporate the provisions of 1 through 7 above in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor so that such provisions shall be binding on such subcontractor. The CONTRACTOR will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance, provided, however, that in the event the CONTRACTOR becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the CONTRACTOR may request the United States to enter into such litigation to protect the interests of the United States.

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25. CERTIFICATION OF NONSEGREGATED FACILITIES
(Applicable to construction contracts exceeding \$10,000)

The CONTRACTOR certifies that it does not maintain or provide for its establishments, and that it does not permit employees to perform their services at any location, under its control, where segregated facilities are maintained. It certifies further that it will not maintain or provide for employees any segregated facilities at any of its establishments, and it will not permit employees to perform their services at any location under its control where segregated facilities are maintained. The CONTRACTOR agrees that a breach of this certification is a violation of the equal opportunity clause of this Agreement.

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are, in fact, segregated on the basis of race, color, religion, or national origin because of habit, local custom, or any other reason.

The CONTRACTOR further agrees that (except where it has obtained for specific time periods) it will obtain identical certification from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the equal opportunity clause; that it will retain such certifications in its files; and that it will forward the preceding notice to such proposed subcontractors (except where proposed subcontractors have submitted identical certifications for specific time periods).

26. CERTIFICATION OF COMPLIANCE WITH CLEAN AIR AND WATER ACTS
(Applicable to contracts exceeding \$100,000)

CLEAN AIR ACT

- 1)--The CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act, as amended, 42 U.S.C. § 7401 *et seq.*
- 2)--The CONTRACTOR agrees to report each violation to the PRDOH and understands and agrees that the PRDOH will, in turn, report each violation as required to assure notification to the Government of Puerto Rico, HUD, and the appropriate Environmental Protection Agency Regional Office.

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- 3)--The CONTRACTOR agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by HUD.

WATER POLLUTION CONTROL ACT

- 1)--The CONTRACTOR agrees to comply with all applicable standards, orders or regulations issued pursuant to the Federal Water Pollution Control Act, as amended, 33 U.S.C. §1251, *et seq.*
- 2)--The CONTRACTOR agrees to report each violation to the PRDOH and understands and agrees that the PRDOH will, in turn, report each violation as required to assure notification to the Government of Puerto Rico, HUD, and the appropriate Environmental Protection Agency Regional Office.
- 3)--The CONTRACTOR agrees to include these requirements in each subcontract exceeding \$150,000 financed in whole or in part with Federal assistance provided by HUD.

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The CONTRACTOR and all subcontractors shall comply with the requirements of the Clean Air Act, as amended, 42 U.S.C. § 7401 *et seq.*, the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 *et seq.*, and the regulations of the Environmental Protection Agency with respect thereto, at 40 C.F.R. Part 15 and 32, as amended, Section 508 of the Clean Water Act (33 U.S.C. § 1368) and Executive Order 11738.

In addition to the foregoing requirements, all nonexempt contractors and subcontractors shall furnish to the owner, the following:

- 1) A stipulation by the CONTRACTOR or subcontractors, that any facility to be utilized in the performance of any nonexempt contract or subcontract, is not listed on the Excluded Party Listing System pursuant to 40 C.F.R. Part 32 or on the List of Violating Facilities issued by the Environmental Protection Agency (**EPA**) pursuant to 40 C.F.R. Part 15, as amended.
- 2) Agreement by the CONTRACTOR to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. § 7414) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 U.S.C. § 1318) relating to inspection, monitoring, entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.

- 3) A stipulation that as a condition for the award of the Agreement, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the Agreement, is under consideration to be listed on the Excluded Party Listing System or the EPA List of Violating Facilities.
- 4) Agreement by the CONTRACTOR that he or she will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the CONTRACTOR will take such action as the government may direct as a means of enforcing such provisions.

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27. ANTI-LOBBYING (Applicable to contracts exceeding \$100,000)

By the execution of this Contract, the CONTRACTOR certifies, to the best of his or her knowledge and belief, that:

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- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the CONTRACTOR, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.
- 2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the CONTRACTOR shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities", in accordance with its instructions.
- 3) The CONTRACTOR shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title

31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

28. BONDING REQUIREMENTS

(Applicable to construction and facility improvement contracts exceeding \$100,000)

The CONTRACTOR shall comply with Puerto Rico bonding requirements, unless they have not been approved by HUD, in which case the CONTRACTOR shall comply with the following minimum bonding requirements:

- 1) A bid guarantee from each bidder equivalent to five percent (5%) of the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his or her bid, execute such contractual documents as may be required within the time specified.
- 2) A performance bond on the part of the CONTRACTOR for one hundred percent (100%) of the Agreement price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the CONTRACTOR's obligations under such contract.
- 3) A payment bond on the part of the CONTRACTOR for one hundred percent (100%) of the Agreement price. A "payment bond" is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

29. SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968 (As required by applicable thresholds)

- 1) The work to be performed under this Agreement is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (**Section 3**). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
- 2) The parties to this Agreement agree to comply with HUD's regulations in 24 C.F.R. Part 75 which implement Section 3. As evidenced by their execution of this Agreement,

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the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

- 3) The CONTRACTOR agrees to send to each labor organization or representative of workers with which the CONTRACTOR has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the CONTRACTOR's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
- 4) The CONTRACTOR agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. Part 75, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. Part 75. The CONTRACTOR will not subcontract with any subcontractor where the CONTRACTOR has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. Part 75.
- 5) The CONTRACTOR will certify that any vacant employment positions, including training positions, that are filled: (1) after the CONTRACTOR is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. Part 75 require employment opportunities to be directed, were not filled to circumvent the CONTRACTOR's obligations under 24 C.F.R. Part 75.
- 6) Noncompliance with HUD's regulations in 24 C.F.R. Part 75 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
- 7) With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (46 U.S.C. § 5307) also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this Agreement that are subject to the provisions of Section 3 and Section 7(b) agree to comply with

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Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

- 8) For contracts exceeding \$100,000, the CONTRACTOR shall submit Form HUD 60002 (Section 3 Summary Report) to PRDOH on a quarterly basis, notwithstanding the annual reporting requirement set forth in that form's instructions.

30. FAIR HOUSING ACT

CONTRACTOR shall comply with the provisions of the Fair Housing Act of 1968, as amended. The act prohibits discrimination in the sale or rental of housing, the financing of housing or the provision of brokerage services against any person on the basis of race, color, religion, sex, national origin, handicap or familial status. The Equal Opportunity in Housing Act prohibits discrimination against individuals on the basis of race, color, religion, sex or national origin in the sale, rental, leasing or other disposition of residential property, or in the use or occupancy of housing assisted with Federal funds.

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31. ENERGY POLICY AND CONSERVATION ACT

CONTRACTOR shall comply with mandatory standards and policies relating to energy efficiency as contained in the Government of Puerto Rico's energy conservation plan, issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201 *et seq.*).

32. HATCH ACT

CONTRACTOR agrees to comply with mandatory standards and policies relating to Hatch Act, Public Law 76-252, as amended.

The Hatch Act applies to political activities of certain state and local employees. As a Puerto Rico Department of Housing CONTRACTOR, you may do any of the following activities: be a candidate in nonpartisan elections; attend political meetings and conventions; contribute money; campaign in partisan elections; and hold office in political parties.

The CONTRACTOR may not do the following activities: be a candidate in partisan elections; use official influence to interfere in elections; coerce political contributions from subordinates in support of political parties or candidates. The office of special counsel operates a website that provides guidance concerning hatch act issues.

33. HEALTH AND SAFETY STANDARDS

All parties participating in this project agree to comply with Sections 107 and 103 of the Contract Work Hours and Safety Standards Act. Section 107 of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in

surroundings or under working conditions, which are unsanitary, hazardous, or dangerous to his or her health and safety as determined under construction, safety, and health standards promulgated by the Secretary of Labor. These requirements do not apply to the purchase of supplies or materials or articles ordinarily available on the open market, or contracts for transportation.

34. PERSONNEL

The CONTRACTOR represents that it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of, or have any contractual relationship with, the contracting party. All the services required hereunder will be performed by the CONTRACTOR or under its supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such services. No person who is serving sentence in a penal or correctional institution shall be employed on work under this Contract.

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35. WITHHOLDING OF WAGES

If in the performance of this Agreement, there is any underpayment of wages by the CONTRACTOR or by any subcontractor thereunder, the PRDOH may withhold from the CONTRACTOR out of payment due to him or her an amount sufficient to pay to employees underpaid the difference between the wages required thereby to be paid and the wages actually paid such employees for the total number of hours worked. The amounts withheld may be disbursed by the PRDOH for and on account of the CONTRACTOR or subcontractor to the respective employees to whom they are due.

36. CLAIMS AND DISPUTES PERTAINING TO WAGE RATES

Claims and disputes pertaining to wage rates or to classifications of professional staff or technicians performing work under this Contract shall be promptly reported in writing by the CONTRACTOR to the PRDOH for the latter's decision, which shall be final with respect thereto.

37. DISCRIMINATION BECAUSE OF CERTAIN LABOR MATTERS

No person employed on the services covered by this Agreement shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer.

38. INTEREST OF MEMBERS OF LOCAL PUBLIC AGENCY AND OTHERS

The CONTRACTOR agrees to establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have a family, business, or other tie. The CONTRACTOR will be aware of and avoid any violation of the laws of this State which prohibit municipal officers and employees from having or owning any interest or share, individually or as agent or employee of any person or corporation, either directly or indirectly, in any contract made or let by the governing authorities of such municipality for the construction or doing of any public work, or for the sale or purchase of any materials, supplies or property of any description, or for any other purpose whatsoever, or in any subcontract arising therefrom or connected therewith, or to receive, either directly or indirectly, any portion or share of any money or other thing paid for the construction or doing of any public work, or for the sale or purchase of any property, or upon any other contract made by the governing authorities of the municipality, or subcontract arising therefore or connected therewith.

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The CONTRACTOR will also be aware of and avoid any violation of the laws of this State which prescribe a criminal penalty for any public officer who has an interest in any contract passed by the board of which he or she is a member during the time he or she was a member and for one year thereafter.

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39. INTEREST OF CERTAIN FEDERAL OFFICERS

No member of, or delegate to, the Congress of the United States and no Resident Commissioner shall be admitted any share or part of this Agreement or to any benefit to arise therefrom.

40. INTEREST OF CONTRACTOR

The CONTRACTOR agrees that it presently has no interest and shall not acquire any interest, direct or indirect, in the above described project or any parcels therein or any other interest which would conflict in any manner or degree with the performance of the Work hereunder. The CONTRACTOR further agrees that no person having any such interest shall be employed in the performance of this Agreement.

41. POLITICAL ACTIVITY

The CONTRACTOR will comply with the provisions of the Hatch Act (5 U.S.C. § 1501 *et seq.*), which limits the political activity of employees.

42. RELIGIOUS ACTIVITY

The CONTRACTOR agrees to abstain from using any funds related to this Agreement for inherently religious activities prohibited by 24 C.F.R. § 570.200(j), such as worship, religious instruction, or proselytization.

43. FLOOD DISASTER PROTECTION ACT OF 1973

The CONTRACTOR will ensure that procedures and mechanisms are put into place to monitor compliance with all flood insurance requirements as found in the Flood Disaster Protection Act of 1973, 24 C.F.R. § 570.605.

44. LEAD BASED PAINT

The CONTRACTOR must comply with the regulations regarding lead-based paint found at 24 C.F.R. Part 35 on LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES with regards to all housing units assisted using CDBG-DR funds.

45. VALUE ENGINEERING

(Applicable to construction contracts exceeding \$2,000 when required by Federal program legislation)

The CONTRACTOR must comply with the regulations regarding systematic and organized approach to analyze functions of systems, equipment, facilities, services, and materials to ensure they achieve their essential functions at the lowest cost consistent to life cycle in execution, reliability, quality, and safety, in accordance with 24 C.F.R. § 200.318(g).

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ATTACHMENT F

CERTIFICATION

KARLA FURNITURE MFG, INC.

I. Contractor (or Subrecipient) Certification Requirement:

1. The expected subcontractor(s) in connection with the contract¹ is (are) the following:

(Name of individual or firm)

N/A

(Principal terms and conditions of the contractual relation and role of the subcontractor)

N/A

(Amount of proposed contract payable to each subcontractor)

N/A

2. Neither the contractor (or subrecipient) nor any of its owners², partners, directors, officials or employees, has agreed to share or give a percentage of the contractor's (or subrecipient's) compensation under the contract³ to, or otherwise compensate, any third party, whether directly or indirectly, in connection with the procurement, negotiation, execution or performance of the contract.
3. To the best knowledge of the signatory (after due investigation), no person has unduly intervened in the procurement, negotiation or execution of the contract, for its own benefit or that of a third person, in contravention of applicable law.
4. To the best knowledge of the signatory (after due investigation), no person has: (i) offered, paid, or promised to pay money to; (ii) offered, given, or promised to give anything of value to; or (iii) otherwise influenced any public official or employee with the purpose of securing any advantages, privileges or favors for the benefit of such person in

¹ As used herein, the term "contract" is inclusive of any amendments, modifications or extensions.

² For purposes of this Certification, a contractor's "owner" shall mean any person or entity with more than a ten percent (10%) ownership interest in the contractor.

³ As used herein, the term "contract" is inclusive of any amendments, modifications or extensions.

connection with the contract (such as the execution of a subcontract with contractor, beneficial treatment under the contract, or the written or unwritten promise of a gift, favor, or other monetary or non-monetary benefit).

5. Neither the contractor (or subrecipient), nor any of its owners, partners, directors, officials or employees or, to the best of its knowledge (after due investigation), its representatives or sub-contractors, has required, directly or indirectly, from third persons to take any action with the purpose of influencing any public official or employee in connection with the procurement, negotiation or execution of the contract, in contravention of applicable law.
6. Any incorrect, incomplete or false statement made by the contractor's (or subrecipient's) representative as part of this certification shall cause the nullity of the proposed contract and the contractor (or subrecipient) must reimburse immediately to the Commonwealth any amounts, payments or benefits received from the Commonwealth under the proposed contract.

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The above certifications shall be signed under penalty of perjury by the Chief Executive Officer (or equivalent highest rank officer) in the following form:

"I hereby certify under penalty of perjury that the foregoing is complete, true and correct."

By: Virgie Saad Batista

President

Signature: 

Date: 08/26/2022











FURNITURE ACQUISITION KARLA FURNITURE CONTRACT

Final Audit Report

2022-09-01

Created:	2022-08-26
By:	Radames Comas Segarra (rcomas@vivienda.pr.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmQYeL593d87CBCIWCSiQzELAMOR0ZM4f

"FURNITURE ACQUISITION KARLA FURNITURE CONTRACT" History

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2022-08-31 - 4:34:11 PM GMT- IP address: 67.203.203.110
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2022-08-31 - 4:45:44 PM GMT- IP address: 67.203.203.110
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Signature Date: 2022-08-31 - 4:45:45 PM GMT - Time Source: server- IP address: 67.203.203.110
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2022-08-31 - 4:45:50 PM GMT
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-  Signer w.rodriquez@vivienda.pr.gov entered name at signing as William O. Rodríguez Rodríguez
2022-09-01 - 11:02:24 PM GMT- IP address: 196.28.53.20
-  Document e-signed by William O. Rodríguez Rodríguez (w.rodriquez@vivienda.pr.gov)
Signature Date: 2022-09-01 - 11:02:25 PM GMT - Time Source: server- IP address: 196.28.53.20
-  Agreement completed.
2022-09-01 - 11:02:25 PM GMT