



PROCUREMENT SERVICES

Invitation to Negotiate for

Master Plan for Housing and Residence Education

Please mark all proposal submission envelopes with the following information:

ITN18NH-122

Opening 04/17/2018 3:00 PM

1.0	STATEMENT AND SCOPE OF WORK	5
1.1	Summary.....	5
1.2	Scope of Work.....	5
1.3	Term of Agreement.....	7
1.4	Coverage and Participation	8
1.5	University Demographics	8
2.0	EVALUATION PROCESS AND METHOD OF AWARD.....	9
2.1	<i>Method of Award</i>	9
2.3	<i>Selection, Negotiation, Additional Information</i>	9
2.4	<i>Pre-Award Presentations.....</i>	10
2.5	<i>Pre-Award Negotiations.....</i>	10
2.6	<i>Vendor Protest Procedure; Notice of Proposal Protest Bonding Requirement</i>	10
2.7	<i>Contractual Intent/Right to Terminate and Recommence ITN Process.....</i>	10
2.8	<i>Effective Period of Proposals.....</i>	10
2.9	<i>Proposal Acceptance/Rejection.....</i>	10
2.10	<i>Errors and Omissions in Vendors Proposals.....</i>	11
2.11	<i>Determination of and Information Concerning Vendor's Qualifications</i>	11
2.12	<i>Apparently Conflicting Information Obtained by Vendor.....</i>	11
2.13	<i>Rejection of Vendor Counter-offers, Stipulations and Other Exceptions</i>	11
2.14	<i>Vendor's Need to Use Proprietary Rights of the University</i>	11
2.15	<i>Public Record.....</i>	11
3.0	SCHEDULE OF EVENTS	12
3.1	Pre-Proposal Conference.....	12
3.2	Mandatory Pre-Proposal Site Visit.....	12
3.3	Special Accommodations	12
4.0	PROPOSAL RESPONSE AND PREPARATION INSTRUCTIONS.....	12
4.1	Proposal Format Organization	13
4.1.1	<i>Response Format</i>	13
4.1.2	<i>Number of Proposal Copies to be Furnished.....</i>	14
4.1.3	<i>Bindings and Marking.....</i>	14
4.1.4	<i>Marking of Envelopes</i>	14
4.1.5	<i>Proposal Costs</i>	14
4.1.6	<i>Faxes or Emails Not Accepted.....</i>	15
4.2	<i>Requirements of Proposer for Response</i>	15
4.2.1	<i>Original ITN Document.....</i>	15
4.2.2	<i>Vendor's Understanding of the ITN.....</i>	15
4.2.3	<i>University Provides Information in Good Faith without Liability</i>	15
4.2.4	<i>Verbal versus Written Communication</i>	15
4.2.5	<i>Questions, Communications and Inquires between the University and Vendors.....</i>	15
4.2.6	<i>Affenda and the University's Response to Communications from Vendor</i>	16
4.2.7	<i>Pricing Proposal</i>	16
4.2.8	<i>Revisions to the ITN.....</i>	17
4.2.9	<i>Attention to Terms and Conditions</i>	17
4.2.10	<i>Required Signature</i>	17
4.2.11	<i>Authority to Negotiate.....</i>	17
4.2.12	<i>Collusion Prohibited</i>	18
4.2.13	<i>Improper Business Relationships/Conflict of Interest Prohibited</i>	18
4.2.14	<i>Corrections, Changes, and Providing Information on Forms within the ITN.....</i>	18

4.2.16	<i>Anti-Kickback</i>	18
4.2.17	<i>Withdrawal of ITN</i>	18
4.2.18	<i>University's Right to Use Vendor's Ideas/Proprietary Information</i>	18
5.0	DEFINITIONS	19
5.1	Agreement/Contract	19
5.2	Customer	19
5.3	May, Should	19
5.4	Must, Shall, Will	19
5.5	Proposal.....	19
5.6	Proprietary Information.....	19
5.7	Provider	19
5.8	Invitation to Negotiate (ITN).....	20
5.9	Respondent	20
5.10	Response.....	20
5.11	Successful Vendor	20
5.12	Supplement Agreement	20
5.13	Supplier.....	20
5.14	University of Florida, UF or University	20
5.15	Vendor.....	20
5.16	Vendor's Proposal	20
5.17	Vendor's Response	20
6.0	AGREEMENT TERMS AND CONDITIONS	20
6.1	Actions of Successful Vendor.....	21
6.2	Advertising	21
6.3	Americans with Disabilities Act	21
6.4	Certification	21
6.5	Conflict of Interest	21
6.6	Discrimination	21
6.7	Drug Free Workplace.....	22
6.8	Equal Opportunity Statement	22
6.9	Federal, State, and Local Laws and Regulations	22
6.10	Intentionally omitted.....	22
6.11	Liens.....	22
6.12	Modifications.....	22
6.13	Non-Discrimination.....	23
6.14	Ownership of Documents	23
6.15	Compliance with Laws: Sales and Use Tax	23
6.16	Sexual Harassment.....	23
6.17	Small Business Program	23
6.18	Tobacco Free Campus Policy.....	24
6.19	Sustainability Preferences.....	24
6.20	Assignment-Delegation.....	24
6.22	Intentionally omitted.....	24
6.23	Force Majeure	24
6.24	Intentionally omitted.....	24
6.25	Indemnification/Hold Harmless; Liability	24
6.26	Insurance Requirements.....	25
6.27	Protection of Property.....	25
6.28	Labor Disputes.....	26
6.29	Laws and Regulations.....	26
6.31	No Waiver of Right by the University	26
6.32	Notice to Vendors of Asbestos-Containing Materials in University Buildings	26

6.33	Parking and Identification Badges.....	27
6.34	Payment Terms	27
6.35	Price Adjustment	27
6.36	Prior Course of Dealings.....	27
6.37	Intentionally omitted.....	27
6.38	Public Entity Crime	27
6.39	Public Records.....	28
6.41	Remedies and Applicable Law	28
6.43	Right of Offset.....	28
6.47	Termination	28
6.47.1	<i>Convenience</i>	28
6.47.2	<i>Default</i>	29
6.47.3	<i>Gratuities</i>	29
6.47.4	<i>Insolvency</i>	29
6.47.5	<i>Lack of Funds</i>	29
6.47.6	<i>Stop Work Order</i>	29
6.47.7	<i>Suspension or Debarment</i>	30
6.47.8	<i>Continuation of Performance Through Termination</i>	30
6.50	Payment Card Industry Data Security Standard.	30
6.51	Payment and Invoice Information	30
7.0	Certifications and Forms.....	31
7.1	Certification of Proposal.....	31

1.0 STATEMENT AND SCOPE OF WORK

1.1 Summary

The University (“UF” or “University”) is seeking proposals from qualified firms to provide a fully developed Housing Master Plan for the Department of Housing and Residence Education.

The Department of Housing and Residence Education (HRE) is a comprehensive housing operation. Units include maintenance services, building services, financial services, residence life and education, operations, human resources, off campus life, and office for youth conference services. HRE works closely with the Division of Student Affairs marketing and communications, information technology, assessment, and business practices.

1.2 Scope of Work

UF Department of HRE requires a fully developed Housing Master Plan. Interviews, presentations, research, consultation, discussion, and other methods may be used to inform recommendations and/or present results.

HRE facilities management oversees all maintenance and building services. This includes specialty shops (plumbing, key, refrigeration, steam, electrical, and cable), furniture shop, pest control, and project management. HRE possesses data regarding maintenance and facility assessments that can be provided to the successful consulting firm. HRE staff will be made available for interviewing and facility access. Office space will be provided to the consulting firm for their work while on campus.

In development of the master plan the inclusion of the following is expected - development of guiding principles, demand/market analysis, facilities assessment and a financial plan.

Guiding Principles

- a. Through consultation, research, and discussion consultants will establish “guiding principles” for the Department of Housing and Residence Education.
- b. Review literature on correlation between on-campus residence and student success, and determine reliability, significance, and applicability of research findings.
- c. Consultants should outline key activities used to establish guiding principles including, but not limited to:
 - i. What percentages of the incoming class will live in campus housing?
 - ii. What percentages of the total student population will live in campus housing?
 - iii. What will be the demographics of residence halls? What will be the demographic of graduate and family housing? For example, first year, upper-class, international, domestic, graduate students, professional students, and the like.
 - iv. How will Housing and Residence Education position itself and what will be the competitive advantages?
 - v. What are key strategic drivers?
 - vi. What are Housing & Residence Education aspirational goals?
 - vii. What position should Housing and Residence Education want to take for University supported housing vis a vis its effect on the private market?

- viii. How should student housing strategy relate to the urban fabric, in particular in reference to the University's Strategic Development Plan (<https://strategicdevelopment.ufl.edu/about/>)?

Demand/Market Analysis

- a. Identify demand for key cohorts, including but not limited to first year, upper-class, international, indigenous, and graduate students.
- b. Consult with students to determine housing needs, unit types, and amenities.
- c. Identify where key student demographics will want to live in the future, including but not limited to undergraduate, graduate, family, indigenous, and international students.
- d. Consult with students to determine interest and response to a first-year and/or second-year live-on campus requirement and how this would impact the overall housing strategy.
- e. Understand key drivers in choosing to live in UF campus housing.
- f. Determine the effect of living and learning communities (LLCs) on student recruitment and retention as well as the housing impact on students who do not participate in these communities. This should incorporate the use of University historic data for real life analysis
- g. Conduct an analysis of historical application data.
- h. Conduct an analysis of demographic and enrollment data.
- i. Identify and benchmark peer institutions.
- j. Conduct an Off-campus market analysis.
 - i. Ascertain demand differentiation drivers for projects within walking distance (+/- 1,000 yards from Century Tower) vs. projects not walking distance.
 - ii. Determine demand differentiation drivers between purpose-built student housing, student oriented but non-purpose built apartments, and private houses converted to student rentals.
- k. Project affordability and price elasticity of existing housing stock and new developments/leases.
- l. Assess the decision timeline for student participation in the study abroad program, and the impact on housing due to the swing in class size from one semester to the next.
- m. Assess the range of services and programs available in housing and dining.
- n. Assess the potential impact of 12-month leasing.

Facilities Assessment and Revitalization of Current Stock

- a. Conduct an on-site facilities assessment of existing stock, consisting of up to 168 buildings and over 3.2 millions square feet.
- b. Review existing conditions and other assessments for existing stock.
- c. Prepare life-cycle cost analysis for existing stock.
- d. Make recommendations for renovation and costing.
- e. Develop options for phased renovation plan(s) with financial model and costing.

- f. Propose key improvements to existing stock to improve the student experience, enhance community spaces, increase revenue, or better accommodate the student population.
- g. Review of current apartment space within residence halls for faculty, advisers, and housing area coordinators. Determine future accommodations for these persons.
- h. Provide guidance on how to identify when historic preservation efforts are needed for buildings over 50 years old and when the expense to renovate and maintain is cost prohibitive.

Financial Plan and Analysis

- a. Review, assess and develop a financial model for Housing and Residence Education for a 5, 10, 15-year horizon.
- b. Propose options on future rental rate increases.
- c. Propose options on funding renovations to existing stock.
- d. Propose a projected number of student residence beds required in any and all configurations.
- e. Compare and recommend preferred options relating to capital improvement, projects, lease options, and/or expansions/re-configuration to existing stock.
- f. Recommend a phasing plan for facilities where the overall capacity satisfies the demand.
 - i. Provide guidelines to address how much on-campus housing should be hosted through public-private housing partnerships (P3) versus through complete oversight of university housing, bearing in mind that P3 projects are exceedingly difficult within the State of Florida.
 - ii. Provide financial modelling tools to determine the cost and financing differentials associated with P3 housing versus university exclusive housing.
 - iii. Recommend which markets would best suit P3 housing partnerships versus university exclusive housing.
 - iv. Recommend the optimal locations for both P3 partnerships and university exclusive housing.
 - v. Provide recommendations on the efficacy of acquiring existing off-campus student housing suitable project to be managed by university housing and optimal locations.
 - vi. Recommend current sites for real estate investment to meet future demand.

Recommendations

- a. Recommendations will be required in all areas noted.
- b. Recommendations should consider all professional school, graduate student, and undergraduate housing options.
- c. Recommendations for 5, 10, and 15 year horizons.

1.3 Term of Agreement

The term of the agreement resulting from this Invitation to Negotiate ("ITN") will be for an initial period of 1 year, 04/01/2018 to 04/01/2019, with an option to renew based on satisfactory performance and the written approval of both parties for up to 5 (five) additional 1(one) year periods. The anticipated award date of this contract is 05/01/2018.

HRE would like to receive a preliminary report by September 1, 2018 and a final report and recommendations by December 1, 2018.

1.4 Coverage and Participation

The intended coverage of this ITN and any agreement resulting from this solicitation (“Agreement”) shall be for the use of all Departments at the University of Florida. With the consent and agreement of the Successful Vendor, the other state universities, community colleges, district school boards, other educational institutions, and other governmental agencies, may assess and access an Agreement resulting from this solicitation issued and administered by the University of Florida.

The University reserves the right to add and/or delete elements, or to change any element of the coverage and participation at any time without prior notification and without any liability of any kind or amount.

1.5 University Demographics

The University of Florida is a major public land-grant research university. The state's oldest, largest, and most comprehensive university, the University of Florida is among the nation's most academically diverse public universities. The University has a long history of established programs in international education, research, and service. It is one of only 17 public land-grant universities nationwide and the only university in Florida belonging to the Association of American Universities. With more than 54,000 students, the University of Florida is now one of the five largest universities in the nation.

The University of Florida has a 2,000-acre campus and more than 900 buildings (including 170 with classrooms and laboratories). The northeast corner of campus is listed as a historic district on the National Register of Historic Places.

At the University of Florida, ranked number 9 among public universities by US News and World Report, our students utilize more than 200 research, service and education centers, bureaus, and institutes. With some of the most future-focused facilities led by some of the best minds in their fields, it's no wonder UF is consistently ranked among the nation's top universities. Rankings like second among Forbes "Best Value Public Colleges" (2016) and second in Kiplinger's "Best Values in Public Colleges" (2015) are a result of UF's commitment to provide the highest quality education at the best value.

At UF, we help great students achieve greater. With an average 4.35 G.P.A. and an average S.A.T. score of 1919, applicants for our fall 2016 freshman class are anything but average.

Our innovation doesn't end with our facilities - they're just the beginning. In fact, inside our classrooms, residence halls, and labs, we are creating inventors and inventions. UF is sixth in the nation in total engineering degrees produced and has two times the national average of inventions produced per research dollar invested.

At UF, we have some of the top faculty in the country. In addition to attracting a record \$724 million in research awards last fiscal year, they continue to foster the uniquely collaborative environment that transforms potential into actual results - developing our students into the researchers of the future. We are in the process of adding an additional 500 faculty over the next three years to continue to advance our teaching initiatives.

Gators' thirst for knowledge and success can't be quenched in the lab. Their hunger can be satisfied at any of our 45+ dining spots on campus, which include national brands, vegetarian and vegan options. But it's more than just where you eat; it's where your food comes from. On campus, we are committed to sustainability through local and organic vendors, doing our part to help UF become carbon neutral by 2025.

For any additional information about the University of Florida, please visit the University's web page at: www.ufl.edu.

2.0 EVALUATION PROCESS AND METHOD OF AWARD

2.1 Method of Award

The evaluation of each response to this ITN will be based on its overall competence, compliance, format, and organization. The Award shall be made to the responsive and responsible vendor whose proposal is determined to be the most advantageous to the University of Florida, taking into consideration the following evaluation criteria listed below. Pricing may be a criterion. However, the University is under no obligation whatsoever to select as most responsive the proposal that demonstrates the lowest pricing.

The agreement documents between the University and the successful vendor will consist of the University's ITN, the vendor's proposal with any and all revisions, award letter, purchase order, and the signed Agreement between the parties, as stated in that agreement.

Vendors whose proposals are not accepted will be notified after a final selection has been made by public posting of the selected proposer(s). This public posting functions as the rejection of all other proposals. This posting will be made to <https://www.procurement.ufl.edu/vendors/schedule.asp>.

2.2 Evaluation Criteria

Vendor proposals will be evaluated based upon how well each Vendor's plans meet the University's needs. Specific consideration will be given to the following responses in no particular order or weighting:

- (1) Proven ability to provide fully developed Master Plan and methodologies that will be utilized to inform recommendations.
- (2) Incorporation of UF guiding principles.
- (3) Ability to tie previous recommendations into resident student outcomes.
- (4) Knowledgeable, well-trained, proactive, and responsive consultant group.
- (5) Strategic utilization of on-site resources.
- (6) Cost-effective solution including efficient, transparent, and fully disclosed cost structure.
- (7) Access to relevant data and benchmarking information that can be used for this effort.
- (8) Cost to the University of both the consulting plan and the cost of the proposed plan.
- (9) Compliance/agreement with UF's standard terms and conditions.

2.3 Selection, Negotiation, Additional Information

Although the University reserves the right to negotiate with any vendor or vendors to arrive at its final decision, and/or to request additional information or clarification on any matter included in a proposal, it also reserves the right to select the most responsive vendor or vendors without further discussion, negotiation, or prior notice. The University may presume that *any proposal is a best-and-final offer*.

The University also reserves the right to award to the next highest evaluated, responsive and responsible bidder for any and all groups, subgroups, or items in the event of vendor default, non-performance, non-compliance, or similar issues affecting the University's ability to obtain services at any time throughout the contract period.

2.4 Pre-Award Presentations

The University reserves the right to require presentation from any and all vendors, in which they may be asked to provide or they may provide information in addition to that provided in their proposals.

2.5 Pre-Award Negotiations

The University reserves the right to negotiate prior to award with vendors for the purpose of addressing the matters set forth in the following list, which may not be exhaustive;

- Resolving minor differences and typographical errors
- Terms and conditions
- Clarifying necessary details and responsibilities
- Emphasizing important issues and points
- Receiving assurances from vendors
- Obtaining the best pricing

2.6 Vendor Protest Procedure; Notice of Proposal Protest Bonding Requirement

Any vendor protest to a University decision or intended decision with regard to this ITN is subject to Florida Board of Governors' (BOG) Regulations 18.002 and 18.003. Any vendor who files an action protesting a decision or intended decision shall post at the time of the filing the formal written protest, a bond, payable to the University of Florida, in an amount equal to the lesser of (a)10% of the estimated value of the protestor's proposal; (b) 10% of the University's estimated expenditure during the contract term; or (c) \$10,000. The bond shall be conditioned upon the payment of all costs which may be adjudged against the vendor. In lieu of a bond, the University will accept a cashier's check or money order in the amount of the bond.

2.7 Contractual Intent/Right to Terminate and Recommence ITN Process

The University intends to contract with one or more vendors whose proposal(s) are considered to be in the best interests of the University. However, the University may terminate this ITN process at any time up to notice of award, without prior notice, and without liability of any kind or amount. Further, the University reserves the right to commence one or more subsequent ITN processes seeking the same or similar products or services covered hereunder. In the event of cancellation or termination, the University reserves the right to award the contract to another vendor, cancel the process in its entirety, or to request new proposals, whichever is in the best interest of the University.

2.8 Effective Period of Proposals

Under this ITN, the University shall require that vendors' responses to this ITN shall remain in effect for a period of ninety (90) days following the opening date, in order to allow time for evaluation, approval, and award of the contract. Any vendor who does not agree to this condition shall specifically communicate in its proposal such disagreement to the University, along with any proposed alternatives. University may accept or reject such proposed alternatives without further notification or explanation.

2.9 Proposal Acceptance/Rejection

The University reserves the right to reject any or all proposals. Such rejection may be without prior notice and shall be without any liability of any kind or amount to the University. The University shall not accept any proposal that the University deems not to be in its best interests. The University shall reject, without opening or reviewing them, proposals submitted after the closing date and time.

2.10 Errors and Omissions in Vendors Proposals

The University may accept or reject any vendor's proposal, in part or in its entirety, if such proposal contains errors, omissions, or other problematic information. The University may decide upon the materiality of such errors, omissions, or other problematic information.

2.11 Determination of and Information Concerning Vendor's Qualifications

The University reserves the right to determine, in its sole and absolute discretion, whether a vendor has the ability, capacity, and resources necessary to perform in full any contract resulting from this ITN. The University may request from vendors information it deems necessary to evaluate such vendors' qualifications and capacities to deliver the products and/or services sought hereunder. The University may reject any vendor's proposal for which such information has been requested but which the vendor has not provided. Such information may include but is not limited to, the following:

- Financial resources
- Personnel resources
- Physical resources
- Internal financial, operating, quality assurance, and other similar controls and policies
- Resumes of key executives, officers, and other personnel pertinent to the requirements of the ITN
- Customer references
- Disclosures of complaints or pending actions, legal or otherwise, against the vendor
- The University reserves the right to check references with current customers as provided by the vendor and with any customers the University identifies

2.12 Apparently Conflicting Information Obtained by Vendor

The University is under no obligation whatsoever to honor or observe any information that may apparently conflict with any provision herein, regardless of whether such information is obtained from any office, agent, or employee of the University. Such information shall not affect the vendor's risks or obligations under a contract resulting from this ITN.

2.13 Rejection of Vendor Counter-offers, Stipulations and Other Exceptions

Any vendor exception, stipulation, counter-offer, requirement, and/or other alternative term or condition shall be considered rejected unless specifically accepted in writing by the University and thereafter incorporated into any contract resulting from this ITN.

2.14 Vendor's Need to Use Proprietary Rights of the University

All information proprietary to the University and disclosed by the University to any vendor shall be held in confidence by the vendor and shall be used only for purposes of the vendor's performance under any contract resulting from this ITN.

2.15 Public Record

On the earlier of (i) the time the University provides notice of a decision or intended decision, or (ii) 30 days after the final competitive sealed proposals are all opened, whichever occurs earlier, vendor proposals may be disclosed as public record.

3.0 SCHEDULE OF EVENTS

The following is the tentative schedule that will apply to this ITN, but may change in accordance with the University's needs.

02/23/2018	Issuance of ITN
03/12/2018 – 9:00 AM ET	Mandatory Pre-proposal Conference
03/22/2018 – 5:00 PM ET	Technical Questions/Inquiries Due
03/28/2018	Reponses to Inquires sent out
04/17/2018 – 3:00 PM ET	ITN Closes/Opening of Proposals
04/30/2018	Complete Evaluations
05/18/2018	Award Notification

3.1 Pre-Proposal Conference

A mandatory pre-proposal conference will be held for vendors who intend to respond to this ITN.

Date & Time: **03/12/2018 9:00AM ET**
 University of Florida
1308 Diamond Village Drive, Gainesville, 32611-2100
Housing and Residence Education Office

The purpose of the conference is to provide for questions and answers regarding terms, conditions, or specifications of the ITN. Answers to any questions that might arise will be in the form of addenda to the ITN issued to all interested vendors prior to the proposal opening. All such revisions must be acknowledged by signature and returned with the proposal.

The University Procurement Staff may choose to call for additional pre-proposal conference(s) if, in the sole judgment of the Procurement Staff, there is a need for such conference(s) in order to promote competition.

3.2 Mandatory Pre-Proposal Site Visit

A mandatory pre-proposal site visit is being held for vendors who intend to respond to this ITN. The purpose of the site visit is to acquaint the vendors with the conditions under which the work must be performed. The University will not be responsible for additional compensation or accommodation to the vendor if the vendor fails to fully acquaint themselves with all the available conditions and information, nor shall such failure relieve the vendor from any responsibility for properly performing the work.

3.3 Special Accommodations

If special accommodations are needed in order to attend a pre-proposal meeting or a proposal opening, contact Nicola Heredia by email at nheredia@ufl.edu three (3) business days prior to pre-proposal meeting or proposal opening.

4.0 PROPOSAL RESPONSE AND PREPARATION INSTRUCTIONS

Proposals must be delivered sealed to:
 University of Florida
 Procurement Services
 971 Elmore Drive
 Gainesville, FL 32611-5250
 on or prior to **04/17/2018 3:00 PM**.
 ITN18NH-122

The above address is a valid campus address for any courier service.

It is the vendor's responsibility to assure that the proposal is delivered at the proper time and place of the proposal opening. Proposals which for any reason are not so delivered will not be considered. The University shall not accept proposals received by facsimile or email. The University shall, at the specified closing date and time, open all proposals that are otherwise in order. The University will allow interested parties to attend such opening for purposes of identifying which vendors have responded. The University will make no immediate decision at such time, and there will be no disclosure of any information contained in any proposal until the earlier of (i) the time University provides notice of a decision or intended decision, or (ii) 30 days after the final competitive sealed proposals are all opened, whichever occurs earlier, at which time the vendor proposals become public record. When multiple solicitations have been scheduled to open at the same date and time, the University will open solicitations that have interested individuals present in sequential order by solicitation number. The University will hold unopened any proposals received after the closing date and time, and will not consider such proposals. The University reserves the right to retain or dispose of such proposals at its discretion; however, the University may return such proposals to their related vendors, but only at such vendor's request and at no cost or expense whatsoever to the University.

If only one proposal is received, Procurement may delay the opening in order to determine why other vendors did not respond and to encourage other vendors to respond.

4.1 Proposal Format Organization

Original proposal and all copies must be on 8-½ x11 text weight paper, double-sided, using binding tabs that will facilitate the distribution and evaluation of the proposals. Proposals should be printed when possible on paper containing a high level of post-consumer recycle content. Proposals should conform to the tabbed format below as well as the requirements of sections 4.1.2, 4.1.3 and 4.1.4.

4.1.1 Response Format

- Submit one (1) copy of the initial response on PC compatible media (CD/DVD or USB flash drive), preferably in Word® and/or Excel®. The original response must contain the original manual signature of the authorized person signing the proposal, and the electronic copy of the proposal.
- The outer carton of the response must display clearly and conspicuously the following identifying information: the ITN number, name and due date and is sealed; submit one (1) original and six (6) copies of the vendor's proposal in hard copy form.
- The offer's response must include the information and required submittals described, tabbed and numbered as shown below, with all information appearing in the tab in which it was requested.
- Questions and requests for information may not be rearranged, regrouped, or divided in any way.
 - All information and required submittals requested MUST BE in hardcopy and included in your written response. *Failure to adhere to this condition may cause your response to be rejected without further evaluation.*
- Information submitted that is not requested by the University may be considered to be supplemental, not subject to evaluation by the committee members.
- If there is any information or required submittals which due to size or binding cannot be incorporated following the proper tab, the vendor must provide information following the numbered tab, telling the evaluator where the information can be found in the response.
- Tabular / Paginated Format:
 - **Tab 1:** Completed and signed Certification of Proposal form, and/or signed and completed acknowledgement forms for any addenda issued. A one to two page executive summary of the vendor's proposal, including brief descriptions of the company's expertise procuring

a contract the size and scope described in the ITN, and how the vendor plans to address the University's requirements.

- **Tab 2:** Contact name(s) and title(s) and summary resume of the individual(s) responsible for the company's proposal and negotiation during this ITN process, and those key staff that would be responsible for the final Master Plan. Please include the Organizational chart beginning with your account management team through CEO of your company
- **Tab 3:** Provide a sample of a housing master plan report and recommendations. Plan should demonstrate how guiding principles have been incorporated into the plan development and how the recommendations tie into related research on resident student outcomes
- **Tab 4:** A listing of the company projects/customers similar in size and scope to the services described in the ITN, both current and past customers. This list must include the name, address, telephone, and email address of the client contract administrator. Include detailed references from at least two R1 Institutions with housing capacities of at least 3,000 residence hall beds.
- **Tab 5:** Please describe the process of producing "best value" for University and its users, through creative marketing, small business & diversity programs, "green" initiatives, and/or other programs.
- **Tab 6:** Cost proposal
- **Tab 7:** Provide itemized list of concerns with UF terms and conditions

4.1.2 Number of Proposal Copies to be Furnished

Vendors are to submit one (1) original of the initial response on PC compatible media (CD/DVD or USB flash drive), preferably in Word® and or / Excel® marked "Original", and six (6) copies, each marked "Copy".

4.1.3 Bindings and Marking

Vendors shall ensure that the original and each copy of the submitted proposal are individually bound. When submitting more than one (1) proposal, vendors shall ensure that units are clearly marked; for example, as "Original of Proposal One", "Copy One of Proposal One", "Original of Proposal Two", "Copy One of Proposal Two", and so on.

4.1.4 Marking of Envelopes

Vendors shall ensure that the outer carton of the response displays clearly and conspicuously the following identifying information: ITN #: ITN18NH-122
Opening date and time: 04/17/2018 3:00PM ET

4.1.5 Proposal Costs

The University is not liable in any manner or to any extent for any cost or expense incurred by any vendor in the preparation, submission, presentation, or any other action connected with proposing or otherwise responding to this ITN. Such exemption from liability applies whether such costs are incurred directly by the vendor or indirectly through the vendor's agents, employees, assigns or others, whether related or not to the vendor.

4.1.6 Faxes or Emails Not Accepted

The University shall not accept proposals received by fax or email.

4.2 Requirements of Proposer for Response

4.2.1 Original ITN Document

University Procurement Services shall retain the ITN, and all related terms and conditions, exhibits and other attachments, in original form in an archival copy. Any modification of these documents in the vendor's submission, is grounds for immediate disqualification.

4.2.2 Vendor's Understanding of the ITN

In responding to this ITN, the vendor accepts the responsibility to fully understand the ITN in its entirety, and in detail, including making any inquiries to the University as necessary to gain such understanding. The University reserves the right to disqualify any vendor who demonstrates less than such understanding. Further, the University reserves the right to determine, at its sole discretion, whether the vendor has demonstrated such understanding. Related to this, the University's right extends to cancellation of award if award has been made. Such disqualification and/or cancellation shall be at no fault, cost, or liability whatsoever to the University.

4.2.3 University Provides Information in Good Faith without Liability

All information provided by the University in this ITN is offered in good faith. Individual items are subject to change at any time. The University makes no certification that any item is without error. The University is not responsible or liable for any use of the information, or for any claims attempted to be asserted there from.

4.2.4 Verbal versus Written Communication

Verbal communication shall not be effective unless formally confirmed in writing by the specified University Procurement Staff member in charge of managing this ITN's process. In no case shall verbal communication override written communication.

4.2.5 Questions, Communications and Inquires between the University and Vendors

Vendor inquiries, questions, and requests for clarification related to this ITN are to be directed, in writing, to:

University of Florida
Procurement Services
971 Elmore Drive
Gainesville, FL 32611-5250

Attn: Nicola Heredia
Telephone No: 352-294-1155
E-mail Address: nheredia@ufl.edu

Applicable terms and conditions herein shall govern communications and inquiries between the University and vendors, as they relate to this ITN.

Informal communications shall include, but are not limited to, requests from/to vendors or vendors' representatives of any kind or capacity, to/from any University employee or representative of any kind or capacity, with the exception of University Procurement Services, for information, comments, speculation, etc. Inquiries for clarifications and information that will not require addenda may be submitted verbally to the Procurement Staff named above at any time.

Formal communications shall include but are not limited to the following:

- Questions concerning this ITN must be submitted in writing, and be received prior to 03/22/2018 5:00 PM/ET.
- Errors and omissions in this ITN and enhancements. Vendors shall bring to the University's attention any discrepancies, errors, or omissions that may exist within this ITN. Vendors shall recommend to the University any enhancements with respect to this ITN which might be in the University's best interests. These must be submitted in writing and be received prior to 03/22/2018 5:00 PM/ET.
- Inquiries about technical interpretations must be submitted in writing, and be received prior to 03/22/2018 5:00 PM ET.
- Inquiries for clarifications/information that will not require addenda may be submitted verbally to the Procurement Staff named above at any time during this process.
- Verbal and/or written presentations and pre-award proposals under this ITN.
- Addenda to this ITN.

All informal communications shall cease on the date of distribution of this ITN and formal communications shall commence. On the date that the University completes the award process for this ITN and executes the resulting contract with the successful Vendor, informal communications may resume and formal communications must cease.

4.2.6 Addenda and the University's Response to Communications from Vendor

The University will make a good-faith effort to provide a written response to each question or request for clarification that requires addenda within five (5) University business days.

All addenda will be posted to our web site only:

<https://www.procurement.ufl.edu/vendors/schedule.asp>

- ***Vendors who want the addenda supplied to them in another form must notify the Procurement Staff listed in Section 4.2.5 above of that request. Otherwise, it will be the vendor's responsibility to check the web site for any additional information and addenda concerning this ITN.***

The University will not respond to any questions/requests for clarification that require addenda if received by the University after **03/22/2018**.

4.2.7 Pricing Proposal

Vendors shall indicate pricing offers in the appropriate spaces and/or areas provided in this ITN. Vendors shall ensure that any departure from this condition results in an offer that is clearly cross-referenced to the applicable sections within this ITN. For any material departure from this condition, vendors shall provide clear and unambiguous explanations how the departure relates in detail to the applicable sections within this ITN. If the vendor responds with an "All or None" proposal, it shall be clearly and unambiguously marked as such.

The University may presume and hold as the vendor's final offer all pricing and/or revenue offerings, whether stated as amounts or percentages, and/or whether or not offered on an all-or-

none basis, unless the vendor specifies otherwise. The University may accept or reject in part or entirely the vendor's pricing offerings when such offerings are not on an all-or-none basis. The University prohibits the changing of pricing after the ITN closing date and time. Unless otherwise specifically proposed by the vendor, the University reserves the right to hold such pricing as effective for the entire intended contract term. The University may prescribe the manner and method by which pricing offerings shall be communicated in the vendor's proposal. The University may reject any proposal in which the pricing offering does not conform to such prescribed manner and method.

4.2.8 Revisions to the ITN

The University may revise any part of this ITN for any reason by issuing addenda. The University will communicate additional information and addenda to this ITN by posting them on our web site:

<https://procurement.ufl.edu/vendors/schedule-of-bids/>

- **Vendors that want the revisions supplied to them in another way must notify the Procurement Staff listed in this document of that request. Otherwise, it will be the vendor's responsibility to check the web site for any additional information and addenda concerning this ITN.**

Vendors are responsible for the information contained in such addenda, whether or not they acknowledge receipt. The University is under no obligation to communicate such addenda to vendors who notify the University that they will not be responding this ITN. The University may determine whether an addendum will be considered as part of this ITN and/or as part of any contract resulting there from. The University shall reject vendors' responses to addenda if such responses are received after the ITN closing date and time.

4.2.9 Attention to Terms and Conditions

Vendors are cautioned to thoroughly understand and comply with all matters covered under the Terms and Conditions section of this ITN. The successful Vendor is expected to enter into a University form of agreement. The University agreement terms and conditions included in this ITN are intended to be incorporated into this agreement. PROPOSALS THAT ARE CONTINGENT UPON ANY CHANGES TO THESE TERMS AND CONDITIONS MAY BE DEEMED TO BE NON-RESPONSIVE AND MAY BE REJECTED (within the University's sole discretion).

4.2.10 Required Signature

The University may reject any vendors' response if it is not signed as indicated and/or required by the areas, spaces, or forms provided within this ITN.

4.2.11 Authority to Negotiate

Representatives of the vendor(s) selected to participate in oral negotiation(s) shall be first required to submit written authorization from the company CEO or CFO attesting to the fact that the company's lead negotiator is authorized to bind the company to the terms and conditions agreed to during negotiations and as contained in the vendor's best and final offer. The provision of such authorization shall be a prerequisite to continuation in the ITN process. The University shall not enter into extensive contract negotiations with the selected vendor(s) after the negotiation process has been completed. If the University determines that a company awarded a contract based on this ITN does not honor all aspects of the agreement reached during the negotiations in the best and final offer, the University reserves the right to immediately cancel the award, and to place the company on the University's suspended vendor list.

Company negotiators must enter the negotiations prepared to speak on behalf of the vendor's company. The University reserves the right to immediately terminate negotiations with any company whose representatives are not empowered to, or who will not, make decisions during the negotiation session. Vendors are reminded that the University may elect not to solicit a best and final offer from any company whose representative(s) have been unable or unwilling to commit to decisions reached during the verbal negotiation process.

4.2.12 Collusion Prohibited

In connection with this ITN, vendor collusion with other vendors or employees thereof, or with any employee of the University, is prohibited and may result in vendor disqualification and/or cancellation of award. Any attempt by the vendor, whether successful or not, to subvert or skirt the principles of open and fair competition may result in vendor disqualification and/or cancellation of award. Such disqualification and/or cancellation shall be at no fault or liability whatsoever to the University.

4.2.13 Improper Business Relationships/Conflict of Interest Prohibited

In connection with this ITN, each vendor shall ensure that no improper, unethical, or illegal relationships or conflict of interest exists between or among the vendor, the University, and any other party to this ITN. The University reserves the right to determine the materiality of such relationships, when discovered or disclosed, whether intended or not; and to decide whether or not vendor disqualification and/or cancellation of award shall result. Such disqualification and/or cancellation shall be at no fault or liability whatsoever to the University.

4.2.14 Corrections, Changes, and Providing Information on Forms within the ITN

Vendors shall ensure that an authorized individual initials each correction using pen and ink. Vendors shall use pen and ink or typewriter in providing information directly on pages, or copies thereof, contained within this ITN.

4.2.15 Intentionally omitted

4.2.16 Anti-Kickback

In compliance with FAR 52.203-7, the University has in place and follows procedures designed to prevent and detect violations of the Anti-Kickback Act of 1986 in its operations and direct business relationships.

4.2.17 Withdrawal of ITN

Vendors may withdraw their proposals any time prior to the ITN closing date. Vendors may request to withdraw their proposals after the ITN closing date and time prior to selection and notice of award. The University shall have sole authority to grant or deny such a request. In the event the University grants such a request, it may withhold issuing future ITN's to such vendors.

4.2.18 University's Right to Use Vendor's Ideas/Proprietary Information

If the vendor needs to submit proprietary information with the proposal, the vendor shall ensure that it is enclosed in a separate envelope from the proposal and that it is clearly designated and conspicuously labeled as such. Vendors who submit responses with information noted as proprietary may be asked to substantiate why the information is proprietary or is otherwise exempt from a public records request under Florida Law.

Selection or rejection of the proposal shall not affect the University's right of use. Provided, however, that the University will, in good faith, honor any vendor information that is clearly designated and conspicuously labeled as proprietary when the University concurs that the information is proprietary, and that trade secrets or other proprietary data contained in the proposal documents shall be maintained as confidential in accordance with procedures promulgated by the Procurement Staff and subject to limitations in Florida or Federal law. Pricing information cannot be considered proprietary. The University shall not be liable in any manner or in any amount for disclosing proprietary information if such information is not clearly so designated and conspicuously so labeled. The University shall likewise not be liable if it did not know or could not have reasonably known that such information was proprietary.

Should a request be made of the University for access to the information designated confidential or trade secret by the bidder and, on the basis of that designation, the University denies the request, the bidder may be responsible for all legal costs necessary to defend such action if the denial is challenged in a court of law.

5.0 DEFINITIONS

5.1 Agreement/Contract

All types of agreements entered into by the University of Florida, regardless of what they may be called, for the procurement of materials, services or construction, or the disposal of materials. Meaning is interchangeable.

5.2 Customer

Unless otherwise implied by the context of the specific provision within this ITN, "Customer" means a customer of the vendor, other than the University.

5.3 May, Should

Indicates something that is not mandatory, but permissible, recommended, or desirable.

5.4 Must, Shall, Will

Indicates a mandatory requirement. Failure to meet these mandatory requirements may result in rejection of your proposal as non-responsive.

5.5 Proposal

The entirety of the vendor's responses to each point of this ITN, including any and all supplemental offers or information not explicitly requested within this ITN.

5.6 Proprietary Information

Information held by the owner that if released to the public or anyone outside the owner's organization, would be detrimental to its interests. It is an issue of fact rather than opinion. Pricing and/or revenues cannot be considered proprietary.

5.7 Provider

Any entity responding to this ITN, or, if selected, the vendor entering into a contract with University.

5.8 Invitation to Negotiate (ITN)

A competitive negotiation process. It is not to be confused with an Invitation to Bid (ITB), in which goods or services are precisely specified and price is substantially the only competitive factor. This ITN provides the University the flexibility to negotiate to arrive at a mutually agreeable relationship. Price will be considered, but will not be the only factor of evaluation.

5.9 Respondent

Any entity responding to this ITN, or, if selected, the vendor entering into a contract with University.

5.10 Response

Same as Proposal

5.11 Successful Vendor

Any entity responding to this ITN, or, if selected, the vendor entering into a contract with University.

5.12 Supplement Agreement

Any supplement terms and conditions agreed to by the parties in writing taking precedence over all other documents governing the transaction.

5.13 Supplier

Any entity responding to this ITN, or, if selected, the vendor entering into a contract with University.

5.14 University of Florida, UF or University

Same as The University of Florida Board of Trustees, a public body corporate of the State of Florida; throughout the document the term UF, University and University of Florida is used interchangeably.

5.15 Vendor

Any entity responding to this ITN, or, if selected, the vendor entering into a contract with University.

5.16 Vendor's Proposal

Same as Proposal

5.17 Vendor's Response

Same as Proposal

6.0 AGREEMENT TERMS AND CONDITIONS

The following are the Terms and Conditions that will become part of any Agreement consummated between the University and the Successful Vendor and are not subject to negotiation or alteration by the Successful Vendor. Therefore, the Successful Vendor will be expected to execute an Agreement containing the provisions set forth in this section, or substantially similar provisions as University deems prudent or necessary. This list of provisions is not exhaustive or indicative of every provision that will be contained in the Agreement, but rather identifies particular terms and conditions of which the vendor should be aware. In the event of a conflict between any provisions contained in any of the documents

governing this transaction, the following shall be the order of precedence: Agreement; Invitation to Negotiate; Proposal.

6.1 Actions of Successful Vendor

The University is under no obligation whatsoever to be bound by the actions of any Successful Vendor with respect to third parties. The Successful Vendor is not a division or agent of the University.

6.2 Advertising

The Successful Vendor shall not advertise or publish information concerning the Agreement without prior written consent of the University. The University shall not unreasonably withhold permission.

6.3 Americans with Disabilities Act

The Successful Vendor shall comply with all applicable provisions of the Americans with Disabilities Act and applicable federal regulations under the act.

6.4 Certification

By signature on the "Proposal Certification" form included under Section 7.0, the Vendor certifies that the submission on the proposal did not involve collusion or other anti-competitive practices. The Vendor has not given, offered to give, nor intends to give at any time hereafter any economic opportunity, future employment, gift, loan, gratuity, special discount, trip, favor, or service to a public servant in connection with the submitted proposal. In addition, Vendor certifies whether or not an employee of the University has, or whose relative has, a substantial interest in any Agreement subsequent to this ITN. Vendor also certifies their status with regard to debarment, or suspension by any federal entity.

Failure to provide a valid signature affirming the stipulations required by this clause shall result in the rejection of the submitted proposal and, if applicable, any resulting Agreement. Signing the certification with a false statement shall void the proposal and, if applicable, any resulting Agreement. Any resulting Agreement may be subject to legal remedies provided by law. Vendor agrees to promote and offer to the University only those services and/or materials as stated in and allowed for under resulting Agreement(s).

6.5 Conflict of Interest

The award hereunder is subject to the provisions of Chapter 112, Florida Statutes. Vendors must disclose with the proposal the name of any officer, director, or agent who is also an employee of the University of Florida. Further, all Vendors must disclose the name of any University employee who owns, directly or indirectly, an interest of five percent (5%) or more in the Vendor's firm or any of its branches.

6.6 Discrimination

An entity or affiliate who has been placed on the discriminatory list may not submit a bid on a contract to provide goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit proposals on leases of real property to a public entity, may not award or perform work as a Vendor, supplier, subcontractor or consultant under contract with any public entity, and may not transact business with any public entity.

6.7 Drug Free Workplace

The Successful Vendor agrees that in the performance of the Agreement, neither the Successful Vendor nor any employee of the Successful Vendor shall engage in the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance in conducting any activity covered by the Agreement. The University reserves the right to request a copy of the Successful Vendor's Drug Free Workplace Policy. The Successful Vendor further agrees to insert a provision similar to this statement in all subcontracts for services required.

6.8 Equal Opportunity Statement

The State Universities have established equal opportunity practices which conform to both the spirit and the letter of all laws against discrimination and prohibit discrimination based on race, creed, color, sex, age, national origin, marital status or religion. To be considered for inclusion as a supplier under this agreement, the vendor commits to the following:

- A. The provisions of Executive Order 11246, September 24, 1966, and the rules, regulations, and relevant orders of the Secretary of Labor are applicable to each order placed against this agreement regardless of value.
- B. If the vendor expects to receive \$10,000 in orders during the first 12 months of this agreement, a complete certificate of non-segregated facilities shall be attached to the proposal response.
- C. If the vendor expects to receive \$50,000 in orders during the first 12 months of this agreement and employs more than 50 people, standard form 100 (EEO-1) must be filed prior to March 1 of each year.
- D. If the vendor expects to receive \$50,000 in orders during the first 12 months and employs more than 50 people, a written program for affirmative action compliance must be maintained by the vendor, subject to review upon request by the user agencies of this agreement.

6.9 Federal, State, and Local Laws and Regulations

Successful Vendor is solely responsible for complying with all laws, ordinances, and regulations including but not limited to, those relating to taxes, licenses and permits, as they may apply to any matter under this ITN. The Successful Vendor must demonstrate that they are duly licensed by applicable regulatory bodies during the performance of the Agreement. Prior to the commencement of Agreement, the Successful Vendor shall be prepared to provide evidence of such licensing as may be requested by the University. Successful Vendor shall, at no expense to the University, procure and keep in force during the entire period of the Agreement all such permits and licenses.

6.10 Intentionally omitted

6.11 Liens

Each Successful Vendor shall keep the University free and clear from all liens asserted by any person or entity for any reason arising out of the furnishing of services or materials by or to the Successful Vendor.

6.12 Modifications

The Agreement can be modified or rescinded only by a writing signed by both parties or their duly authorized agents.

6.13 Non-Discrimination

The parties agree to be bound by applicable state and federal rules governing Equal Employment Opportunity and Non-Discrimination.

6.14 Ownership of Documents

All drawings, maps, sketches, documents, records, programs, data base, reports and other data developed or purchased, under this Agreement for or at the University's expense shall be and remain the University's property, without restriction, reservation or qualifications. The Successful Vendor may retain copies necessary for recordkeeping documentation and all such other business purposes related to the Agreement. All materials and products produced shall be provided to the University upon expiration of this Agreement.

6.15 Compliance with Laws: Sales and Use Tax

The Successful Vendor agrees to comply with and to require all of his subcontractors to comply with all the provisions of applicable law. The Successful Vendor further agrees to indemnify and hold harmless the University from any and all claims and demands made against it by virtue of the failure of the Successful Vendor or any subcontractors to comply with the provisions of any and all said laws. The University is exempt from state sales and use tax.

6.16 Sexual Harassment

Federal law and the policies of the University prohibit sexual harassment of University employees or students. Sexual harassment includes any unwelcome sexual advance toward a University employee or student, any request for a sexual favor from a University employee or student, or any other verbal or physical conduct of a sexual nature that is so pervasive as to create a hostile or offensive working environment for University employees, or a hostile or an offensive academic environment for University students. University vendors, subcontractors and suppliers for this project are required to exercise control over their employees so as to prohibit acts of sexual harassment of University employees and students. The employer of any person who the University, in its reasonable judgment, determines has committed an act of sexual harassment agrees as a term and condition of the Agreement to cause such person to be removed from the subject site and from University premises and to take such other action as may be reasonably necessary to cause the sexual harassment to cease.

6.17 Small Business Program

University is an equal opportunity institution and, as such, encourages the use of small businesses, including women and minority-owned small businesses in the provision of goods and services. Small businesses should have a fair and equal opportunity to compete for dollars spent by the University. Competition ensures that prices are competitive and a broad vendor base is available. **Vendors are encouraged to get certified by the State of Florida** if they are minority-owned, woman-owned or veteran-owned:

http://www.dms.myflorida.com/agency_administration/office_of_supplier_diversity_osd/get_certified

Vendor shall use good faith efforts to ensure opportunities are available to small businesses, including women and minority-owned businesses. For questions about the University's Small Business Program contact Director of Small Business and Vendor Diversity, 352-392-0380, <https://sbvdr.admin.ufl.edu/>

6.18 Tobacco Free Campus Policy

The University of Florida campus is a tobacco-free campus. This policy was effective as of July 1, 2010. The use of cigarettes or other tobacco products in UF buildings, parking lots, or in vehicles in these areas is prohibited. The successful vendor is expected to respect this smoke free policy and fully comply with it.

6.19 Sustainability Preferences

The University's Procurement directives support the purchase of products that will minimize any negative environmental impacts of our work. In order to facilitate a healthy market in sustainable products, all parties involved in the procurement and utilization of materials must engage in both waste recycling and the initial purchase of products containing recycled content. It is in the interest of public health, safety and welfare and the conservation of energy and natural resources to use and promote environmentally responsible products, as well as energy efficient fixtures, appliances and mechanical equipment used in new construction and retrofit of University facilities.

6.20 Assignment-Delegation

No right or interest in the Agreement shall be assigned or delegation of any obligation made by Successful Vendor without prior written permission of the University. Any attempted assignment or delegation by Successful Vendor shall be wholly void and totally ineffective for all purposes unless made in conformity with this paragraph.

6.21 Intentionally omitted

6.22 Intentionally omitted

6.23 Force Majeure

In the event compliance with any obligation under this Agreement is impractical or impossible due to any Event of Force Majeure, then the time for performance of such obligation shall be extended for a period equivalent to the duration of the Event of Force Majeure. The provisions of this section shall not operate to excuse either party's inability to perform its obligations hereunder because of inadequate finances. "Event of Force Majeure:" means any strike, lockout, labor dispute, embargo, flood, earthquake, storm, dust storm, lightning, fire, epidemic, act of God, war, national emergency, civil disturbance or disobedience, riot, sabotage, terrorism, restraint by governmental order or any other occurrence beyond the reasonable control of the party in question.

6.24 Intentionally omitted

6.25 Indemnification/Hold Harmless; Liability

The Successful Vendor shall indemnify, defend, and hold harmless the University of Florida Board of Trustees, and the State of Florida and their respective officers, agents, and employees, against and from any and all claims, demands, suits, actions, proceedings, loss, cost, and damages of every kind and description, including attorneys' fees and/or litigation expenses, which may be brought or made against or incurred on account of loss of or damage to any property or for injuries to or death of any person, caused by, arising out of, or contributed to, in whole or in part, by reasons of any act, omission, professional error, fault, mistake, or negligence of Successful Vendor, its employees, agents, representatives, or subcontractors, their employees, agents, or representatives in connection with or incident to the performance of the Agreement. Successful Vendor's obligation under this provision shall not extend to any liability caused by the sole negligence of the University of Florida Board of Trustees, or its officers, agents, and employees. Such indemnification shall specifically

include infringement claims made against any and all intellectual property supplied by Successful Vendor and third party infringement under the Agreement.

The University, is protected by sovereign immunity from tort liability, subject to a limited statutory waiver. The University will not agree to (i) indemnify or hold harmless any vendor; (ii) be liable for vendor's attorneys' fees under any circumstances; or (iii) binding arbitration. Nothing in the Agreement shall be construed or interpreted as (i) denying to either party any remedy or defense available to such party under the laws of the State of Florida; (ii) the consent of University or the State of Florida or their agents and agencies to be sued; or (iii) a waiver of either University's or the State of Florida's sovereign immunity beyond the limited waiver provided in section 768.28, Florida Statutes.

6.26 Insurance Requirements

The Successful Vendor shall obtain and maintain with a company or companies, lawfully authorized to do business in Florida and acceptable to the University, such insurance as will protect the Successful Vendor from claims arising out of or resulting from the Successful Vendor's operations under the Agreement and for which the Successful Vendor may be legally liable, whether such operations be by the Successful Vendor or by their subcontractors or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable. All insurance policies shall be issued and countersigned by representatives of such companies duly authorized for the State of Florida and shall be written on ISO standard forms or their equivalents. The Successful Vendor shall file with the University Certificates of Insurance prior to the commencement of this Agreement and shall file Certificates of Insurance evidencing the renewal of such policies at least thirty (30) days prior to the date that each applicable insurance policy is scheduled to expire. **Please note that the University of Florida must be named "additional insured" on automobile and general liability policies.**

General Liability Insurance – The Successful Vendor shall provide the ISO Commercial General Liability policy for general liability coverage's for limits of not less than of \$1,000,000 per occurrence. Coverage shall be maintained without interruption from date of commencement of work until date of final payment.

Worker's Compensation - The Successful Vendor shall secure and maintain for the life of this Agreement, valid Worker's Compensation Insurance as required by Chapter 440, Florida Statutes (if applicable.)

Automobile Liability - The Successful Vendor shall secure and maintain, during the life of this Agreement, Automobile Liability insurance on all vehicles against bodily injury and property damage in at least the amount of \$100,000.00 per person, \$500,000.00 per occurrence.

6.27 Protection of Property

The Successful Vendor shall at all times guard against damage or loss to the property of the University or of others or vendors and shall be held responsible for replacing or repairing any such loss or damage. The University may withhold payment or make such deductions as deemed necessary to insure reimbursement or replacement for loss or damage to property through negligence of the Successful Vendor or their agents. The Successful Vendor shall provide all barricades and take all necessary precautions to protect buildings and personnel.

Intellectual Property

- A. All works that are created pursuant to this contract ("Works") are works made for hire, and all rights and privileges attendant to the Works belong exclusively to the University. If a court of competent jurisdiction determines that any Work does not constitute a work made for hire, the Contractor hereby assigns to the University for no additional consideration all rights and privileges

the Contractor has in the works, including all intellectual property rights, specifically those under copyright law.

- B. Paragraph A does not apply to Works that are not created through performance under this Contract ("Pre-existing works"). With respect to Pre-existing works used by the Contractor in performance of this Contract, the Contractor shall obtain for the University at no additional charge a license to use Pre-existing works for the uses intended under this Contract, including the right to make derivative works. Paragraph A does apply, however, to any Works that are derivative of Pre-existing works.
- C. The Contractor warrants that it has full power and authority to transfer the rights granted by this Contract to the University and that use of the works by the University does not constitute an infringement or other violation of any copyright, trade secret, trademark, patent, non-disclosure, or other rights of any third party.
- D. Title and all rights and privileges to all graphics and material provided to the Contractor by the University in connection with this Contract remain the exclusive property of the University of Florida. The Contractor does not receive any title, rights, or privileges in those graphics or materials. The University grants to the Contractor a limited license in those graphics or materials only for the purpose of carrying out the Contractor's obligations under this Contract.

6.28 Labor Disputes

Successful Vendor shall give prompt notice to the University of any actual or potential labor dispute which delays or may delay performance of the Agreement.

6.29 Laws and Regulations

Successful Vendors are solely responsible for keeping themselves fully informed of and faithfully observing all laws, ordinances, and regulations and shall protect and indemnify the University, its officers and agents against any claims of liability arising from or based on any violation thereof.

6.30 Intentionally omitted

6.31 No Waiver of Right by the University

No waiver by University of any breach of the provisions of the Agreement by the Successful Vendor shall in any way be construed to be a waiver of any future breach or bar the University's right to insist on strict performance of the provisions of the Agreement.

6.32 Notice to Vendors of Asbestos-Containing Materials in University Buildings

Asbestos containing materials (ACM) can be found in almost any building in the United States more than 10 years old. The University of Florida is no exception. The types of asbestos most commonly found are pipe and boiler insulation, fireproofing, hard panels known as "Transite", floor tile, and spray or trowel-applied ceiling finishes. ACM is generally not hazardous if left undisturbed.

The University has implemented an Asbestos Program to assure safe management and removal of ACM. Vendors, consultants, and other's providing service to the University may encounter ACM and must, therefore, comply with the following instructions:

- A. Avoid disturbing suspected ACM. Exercise caution and watch for possible ACM.
- B. If it is necessary to disturb ACM, first notify the appropriate Division Asbestos Representative listed in this notice, or the University of Florida Asbestos Coordinator, before proceeding with your

work. You shall take whatever precautions are necessary to protect humans' health and the environment, and comply with all applicable Federal, State, and Local laws pertaining to asbestos.

C. If you require additional information on possible locations of ACM in a particular building, contact the Asbestos Representative from the Division for which you are working.

<u>Division</u>	<u>Asbestos Representative</u>	<u>Telephone</u>
Physical Plant	Assoc. Dir. Physical Plant	(352) 392-7793
Health Center	Asst. Dir. Health Ctr Physical Plant	(352) 392-4417
Housing	Housing Maintenance Superintendent	(352) 392-2161
Reitz Union	Maintenance Superintendent	(352) 392-1614
IFAS	Engineer	(352) 392-6488

6.33 Parking and Identification Badges.

The Successful Vendor shall obtain all parking permits and/or decals that may be required while performing project work on University premises. The Successful Vendor should review Contractor and Vendor Parking information from Transportation and Parking Services located at the following link: <http://www.parking.ufl.edu/pages/contractorvendordecal.asp>

6.34 Payment Terms

The University's obligation is payable only and solely from funds appropriated for the purpose of the Agreement. Unless otherwise stated herein, the payment terms for the Agreement are Net 30 days. VENDOR OMBUDSMAN: The University's vendor ombudsman whose duties include acting as an advocate for vendors may be experiencing problems in obtaining payment(s) from the University may be contacted at 352-392-1241.

6.35 Price Adjustment

Price changes will normally only be considered at the end of one Agreement period and the beginning of another. Price change requests shall be in writing, submitted at least sixty (60) days prior to the end of the current Agreement period, and shall be supported by written evidence of increased costs to the Successful Vendor. The University will not approve unsupported price increases that will merely increase the gross profitability of the Successful Vendor at the expense of the University. Price change requests shall be a factor in the Agreement extension review process. The University shall, in its sole opinion, determine whether the requested price increase or an alternate option is in the best interest of the University.

6.36 Prior Course of Dealings

No trade usage, prior course of dealings, or course of performance under other agreements shall be a part of any agreement resulting from this ITN; nor shall such trade usage, prior course of dealing, or course of performance be used in the interpretation or construction of such resulting agreement.

6.37 Intentionally omitted

6.38 Public Entity Crime

A person or affiliate who has been placed on the convicted list by the Department of Management Services, State of Florida, may not submit a proposal on a contract to provide any goods or services, including construction, repairs, or leases and may not be awarded or perform work as a Vendor, supplier, subcontractor, or consultant for the University of Florida for a period of 36 months from the date of being placed on the convicted list, a "person" or "affiliate" includes any natural person or any

entity, including predecessor or successor entities or any entity under the control of any natural person who is active in its management and who has been convicted of a public entity crime (Rule 6C1-3.020 FAC).

6.39 Public Records

All proposal information submitted and opened becomes subject to the Public Records Law set forth in Chapter 119 Florida Statutes.

Any resulting Agreement may be unilaterally canceled for refusal by the vendor to allow public access to all documents, papers, letters, or other materials made or received by the Successful Vendor in conjunction with the Agreement and subject to the provisions of Chapter 119. Florida Statutes.

6.40 Intentionally omitted

6.41 Remedies and Applicable Law

The Agreement shall be governed by and construed in accordance with the laws of the State of Florida (without regard to principles of conflict of laws) and the rules and regulations of the Florida Board of Governors and the University. University and Successful Vendor shall have available all remedies afforded each by said law. The venue in any action or litigation commenced to enforce the Agreement shall lie in a court of competent jurisdiction located in Gainesville, Alachua County, Florida.

6.42 Intentionally omitted

6.43 Right of Offset

The University shall be entitled to offset against any sums due the Successful Vendor, any expenses or costs incurred by the University, or damages assessed by the University concerning the Successful Vendor's non-conforming performance or failure to perform the Agreement, or any other debt owing the University, including expenses, costs and damages described in the termination provisions contained herein.

6.44 Intentionally omitted

6.45 Intentionally omitted

6.46 Intentionally omitted

6.47 Termination

6.47.1 Convenience

The University reserves the right to terminate the Agreement in whole or part at any time when in the best interests of the University without penalty or cause. Upon receipt of the written notice, the Successful Vendor shall immediately stop all work as directed in the notice, notify all subcontractors of the effective date of the termination and minimize all further costs to the University, if any. In the event of termination under this provision, all documents, data and reports prepared by the Successful Vendor under the Agreement shall become the property of and delivered to the University.

6.47.2 Default

The University reserves the right to terminate the Agreement in whole or in part due to the failure of the Successful Vendor to comply with any term or condition of the Agreement, to acquire and maintain all required insurance policies, bonds, licenses and permits, or to make satisfactory progress in performing the Agreement. The University shall provide written notice of the termination and the reasons for it to the Successful Vendor. Upon termination under this provision, all goods, materials, documents, data and reports prepared by the Successful Vendor under the Agreement shall become the property of and be delivered to the University on demand. The University may, upon termination of the Agreement, procure, on terms and in the manner that it deems appropriate, materials, or services to replace those under the Agreement. The Successful Vendor shall be liable to the University for any excess costs incurred by the University in re-procuring the materials or services.

6.47.3 Gratuities

The University may, by written notice to the Successful Vendor, cancel the Agreement if it is discovered by the University that gratuities, in the form of entertainment, gifts or other, were offered or given by the Successful Vendor, or any agent or representative of the Successful Vendor, to any officer or employee of the University with a view toward securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performing of such Agreement. In the event the Agreement is canceled by the University pursuant to this provision, University shall be entitled, in addition to any other rights and remedies, to recover or withhold the amount of the cost incurred by Successful Vendor in providing such gratuities.

6.47.4 Insolvency

The University shall have the right to terminate the Agreement at any time in the event Successful Vendor files a petition in bankruptcy; or is adjudicated bankrupt; or if a petition in bankruptcy is filed against Successful Vendor and not discharged within thirty (30) days; or if Successful Vendor becomes insolvent or makes an assignment for the benefit of its creditors or an arrangement pursuant to any bankruptcy law; or if a receiver is appointed for Successful Vendor or its business.

6.47.5 Lack of Funds

The State of Florida's and UF's performance and obligation to pay under this Agreement is contingent upon an annual appropriation by the Florida State Legislature. The Agreement may be canceled without further obligation on the part of the University of Florida in the event that sufficient appropriated funding is unavailable to assure full performance of the terms. The Successful Vendor shall be notified in writing of such non-appropriation as soon as reasonably possible. No penalty shall accrue to the University in the event this cancellation provision is exercised. This cancellation provision shall not be construed so as to permit the University to terminate the Agreement in order to acquire similar equipment, material, supplies or services from another party.

6.47.6 Stop Work Order

The University may at any time, by written order to the Successful vendor, require the Successful Vendor to stop all or any part of the work called for by the Agreement for a period of ninety (90) days after the order is delivered to the Successful Vendor, and for any further period to which the parties may agree. The order shall be specifically identified as a Stop Work Order issued under this provision. Upon receipt of the order, the Successful Vendor shall immediately comply with its terms and take all reasonable steps to minimize the incidence of costs allocable to the work

covered by the order during the period of work stoppage. If a Stop Work Order issued under this provision is canceled or the period of the order or any extension expires, the Successful Vendor shall resume work. The University shall make an equitable adjustment in the delivery schedule or Agreement price, or both, and the Agreement shall be amended in writing accordingly.

6.47.7 Suspension or Debarment

The University may by written notice to the Successful Vendor immediately terminate the Agreement if the University determines that the Successful Vendor has been debarred, suspended or otherwise lawfully prohibited from participating in any public procurement activity, including but limited to, being disapproved as a subcontractor Vendor of any public procurement unit or other governmental body.

6.47.8 Continuation of Performance Through Termination

The Successful Vendor shall continue to perform, in accordance with the requirements of Agreement, up to the date of termination, as directed in the termination notice.

6.48 Intentionally omitted

6.49 Intentionally omitted

6.50 Payment Card Industry Data Security Standard.

For e-commerce business and/or credit card transactions, Proposer agrees to be bound by the requirements and terms of the Rules of all applicable Card Associations, as amended from time to time, and be solely responsible for security and maintaining confidentiality of Card transactions processed by means of electronic commerce up to the point of receipt of such transactions by Bank.

Proposer is required to be in compliance with the requisites of the SAS 70 and/or Payment card Industry Data Security Standard and provide written attestation of compliance annually.

6.51 Payment and Invoice Information

All invoices will need to contain either a **UF purchase order number** or the **8-digit department ID number** of the department with which you are doing business. All invoices for payment should be submitted to the University of Florida via:

Email: email a .pdf or .tif file to ufl@invoices.corcentric.com. The file must be attached to the email and not embedded within the email. There can be multiple files per email but each file should only contain one invoice.

or

Mail to: UF – Accounts Payable
PO Box 115350
971 Elmore Drive
Gainesville, FL 32611-5350

7.0 Certifications and Forms

7.1 Certification of Proposal

Explanation: This certification attests to the vendor's awareness of, and agreement to, the content of this ITN and all accompanying provisions contained herein.

Action: Vendor is to ensure that the following certificate is duly completed and correctly executed by an authorized officer of your company.

This proposal is submitted in response to Invitation to Negotiate # ITN18NH-122 issued by the University of Florida. The undersigned, as a duly authorized officer, hereby certifies that

(Vendor Name)

agrees to be bound by the content of this proposal and agrees to comply with the terms, conditions and provisions of the referenced Invitation to Negotiate (ITN) and any addenda thereto in the event of an award. Exceptions are to be noted as stated in the ITN. The proposal shall remain in effect for a period of ninety (90) calendar days as of the Due Date for responses to the ITN.

The undersigned certifies that to the best of his/her knowledge: (check one of the below and provide information if required)

___ There is no trustee or employee of the University of Florida who has or whose Relative has an Interest in the entity or entities making this proposal or who is a natural person making this proposal.

___ There are trustee(s) and/or employee(s) of the University of Florida who have, and/or whose Relative(s) have, an Interest in the entity or entities making this proposal or who is a natural person making this proposal. Describe the nature of the interest held by each trustee, director, employee, or Relative of the trustee, director, or employee (for example, grandson of Employee X owns the company or spouse of Employee Y is a director of the company).

"Interest" for purposes of this disclosure includes the following: director, trustee, officer, or employee of an entity, any contract with an entity (including consulting), or any partner, proprietor, stock, equity, or other ownership interest in an entity.

"Relative" for the purpose of this disclosure is an individual who is related to the trustee or employee as father, mother, son, daughter, brother, sister, uncle, aunt, first cousin, nephew, niece, husband, wife, father-in-law, mother-in-law, son-in-law, daughter-in-law, brother-in-law, sister-in-law, stepfather, stepmother, stepson, stepdaughter, stepbrother, stepsister, half brother, half sister, grandparent, great grandparent, grandchild, great grandchild, step grandparent, step great grandparent, step grandchild, step great grandchild, person who is engaged to be married to the trustee or employee or who otherwise holds himself or herself out as or is generally known as the person whom the trustee or employee intends to marry or with whom the trustee or employee intends to form a household, or any other natural person having the same legal residence as the trustee or employee"

The undersigned further certifies that their firm (check one) ___**IS** or ___**IS NOT** currently debarred, suspended, or proposed for debarment by any federal entity. The undersigned agrees to notify the University of any change in this status, should one occur, until such time as an award has been made under this procurement action.

Person(s) authorized to negotiate in good faith on behalf of this firm for purposes of this Invitation to Negotiate are:

Name: _____ Title: _____

Signature: _____ Date: _____

Email: _____

Name: _____ Title: _____

Signature: _____ Date: _____

Signature of Authorized Officer Date: _____

Printed Name Email: _____

ITN #: ITN18NH-122

Closing Date: 04/17/2018

Closing Time: 3:00 PM/ET