

REQUEST FOR QUALIFICATIONS
FMC 01-23
REAL ESTATE APPRAISER OF RECORD
PROFESSIONAL SERVICE CONTRACT

1. Purpose.

The French Market Corporation (“FMC”) seeks proposals for qualifications from licensed Real Estate Appraisers that meet the minimum criteria described below. The Appraiser will provide a Fair Market Rental Rate Study of FMC managed commercial leasable units and related services. As provided below, and incident to *City Charter Section 6-308(5)*, *Executive Order LC 20-01*, and *FMC’s Competitive Selection Procedure for Contractual Professional Services*, the FMC requests qualifications from experienced firms to provide the needed services.

2. General Instructions.

- A. Respondents shall submit the following to the French Market Corporation directed Attention: *Ms. Leslie T. Alley, Executive Director, 518 St. Peters Street, New Orleans, Louisiana 70116*, not later than May 26, 2023.
 - 1. Three (3) signed hardcopies of the qualifications in a sealed envelope marked “***FMC Real Estate Appraiser of Record***”;
 - 2. One (1) digitally signed response (maximum of three (3) files) on a CD or Flash Drive, in Microsoft Word format or as a PDF file, marked “***FMC Real Estate Appraiser of Record***”;
 - 3. Both signed the hardcopies and the digital response shall include the following:
 - a. A signed cover letter including the company’s name, address and primary contact for the request for qualifications. The primary contact information shall include the submitter’s name, telephone, and email address;
 - b. A proposal demonstrating the Respondent’s qualifications;
 - c. All required attachments; and
 - d. Respondents must clearly notate on the outside of all submissions (whether submitted via regular mail or via express delivery; on the envelope and on the digital submission) the name of the respondent and the title of the RFQ. This information is critical to the FMC to identify proposals.
- B. Respondents should clearly demonstrate their qualifications to perform the needed services and attend to all factors applicable in a professional relationship.
- C. Respondents should include detailed resumes or curricula vitae for the principals performing the services.
- D. Respondents shall familiarize themselves with and shall comply with all applicable Federal and State Laws, parish/municipal ordinances, resolutions, and the rules and regulations of all authorities having jurisdiction over this solicitation. These laws and/or ordinances will be deemed to be included in the contract, the same as though herein written in full.

3. Receipt of Proposals.

- A. All proposals **must be received** by FMC on or before the Proposal Submission Deadline.
- B. FMC will not accept proposals submitted by fax.

- C. FMC will not accept proposals delivered after the deadline. FMC will not credit delivery claims not clearly documented by original receipt.
- D. Copies of the solicitation and related information are available on the FMC’s website at: <https://www.frenchmarket.org/public-notices/>.

4. Anticipated Timetable.

RFQ Release:	Monday, April 17, 2023
Deadline for Submitting Questions:	Friday, May 12, 2023
Proposal Submission Deadline:	Friday, May 26, 2023
Evaluation and Selection:	Friday, June 9, 2023
Notification:	Monday, June 12, 2023

- A. If FMC identifies a likely service provider, it may negotiate a final agreement with the provider and fix the relationship by professional services contract. The contract will contain the standard FMC contract provisions shown in Attachment “B” and the “Disadvantaged Business Enterprise” (“DBE”) provisions shown in Attachment “C.”
- B. A DBE contract goal of thirty-five (35) percent has been established for this RFQ. The respondent shall agree to use its best efforts, as determined by the DBE Compliance Officer, to assure that all respondents comply with the factors set forth in the DBE Program and to meet the goal for DBE participation in the performance of this solicitation.
- C. Please direct all questions related to DBE compliance prior to the Submission Deadline to *Office of Supplier Diversity, 1340 Poydras Street, 10th Floor, New Orleans, LA 70112, telephone: 658- 4220, email: supplierdiversity@nola.gov.*

By responding to this RFQ, the respondent agrees to FMC’s required Contract Terms and Conditions as provided in Attachments “B” and therefore waives any future right to contest the required provisions.

5. Services Needed.

- A. FMC requests statements of qualifications from licensed Real Estate Appraisers that meet the minimum criteria described below:
 - 1. The Appraiser must have extensive proven work experience with real estate appraisals for local historical commercial retail and restaurant rental units;
 - 2. The Appraiser must have extensive and proven work experience in the Vieux Carré;
 - 3. The Appraiser must have a demonstrated professional understanding of the variance in market dynamics between rental units in the French Quarter, the Warehouse District and other historical areas of New Orleans;
 - 4. The Appraiser must hold the designation of “MAI” from The Appraisal Institute; and
 - 5. The Respondent shall comply with the City of New Orleans DBE Program Requirements as set forth in this request.
- B. The successful Respondent will be contracted to provide Real Estate Appraisal Services to include a Fair Market Rent Study for French Market Commercial Units, to include but not be limited to:
 - 1. Descriptions with photographs of comparable leased space;
 - 2. Descriptions of the current terms of existing FMC Leases;
 - 3. Recommendation on optimal/best practice regarding Lease Terms;

The selected Respondent should assume that the FMC is procuring all goods or services and should adequately account for the requirements of complying with the Louisiana Public Bid Law and the laws and policies of the City of New Orleans.

6. Evaluation Criteria.

The Contractor will be selected by the FMC Executive Director, as per the *FMC's Competitive Selection Procedure for Contractual Professional Services*, as re-certified by the Mayor of the City of New Orleans on December 15, 2022. This solicitation anticipates that this service will be classified as a “Small Purchase”, with a contract value between \$15,000 and \$100,000. The contractor will be selected based on the following criteria:

- A. The completeness of the response, the timeline necessary to complete the identified scope, and a demonstrated understanding of the work to be performed;
- B. The experience and reputation of the professional personnel, including their participation and/or membership in relevant professional associations;
- C. The extent of the professional personnel’s experience working with similar public entities;
- D. Recent experience appraising commercial real estate portfolios in local historic districts, and in particular in the Vieux Carré;
- E. A demonstrated reputation for honesty, integrity and fairness in dealing with matters involving public policy and the valuation of public assets; and
- F. Involvement of certified disadvantaged business enterprises (DBE), as evidenced by government issued certification thereof, at the level set forth in this solicitation as well as efforts to support /develop DBEs in this field.

7. Ownership.

All proposals and/or documentation submitted therewith are FMC property for all purposes.

Respondents will clearly mark documents or information claimed exempt from public records disclosure and specifically justify the exemption. FMC will not credit any blanket exemption claims lacking specific justification. FMC does not guarantee the confidentiality of submissions.

8. Effect.

This RFQ and any related discussions or evaluations by anyone create no rights or obligations whatsoever. The FMC is not responsible for RFQ submission and/or presentation costs. The FMC may cancel or modify this solicitation at any time at will, with or without notice. Anything to the contrary notwithstanding, the professional services agreement executed by the FMC and a qualified respondent, if any, is the exclusive statement of rights and obligations extending from this solicitation.

9. Point of Contact.

- A. All correspondence and other communications regarding this procurement should be directed to the attention of: *Leslie T. Alley, Executive Director, French Market Corporation, 518 N. Peters Street, New Orleans, Louisiana 70116.*
- B. Substantive questions must be submitted by respondents in writing to the person at the address provided above or emailed to LTAlley@frenchmarket.org no later than Friday, May 12, 2023.
- C. Any request received after that time may not be reviewed for inclusion in this RFQ. The request shall contain the requester's name, address, and telephone number.
- D. FMC will issue a response to any inquiry if it deems it necessary by written addendum to the RFQ prior to the RFQ's Submission Deadline. Such addendum will be posted on FMC's website and sent via email to any known RFQ package recipients. The respondent shall not rely on any representation, statement or explanation other than those made in this RFQ or in any addenda issued. Where there appears to be a conflict between this RFQ and any addendum issued, the last addendum issued will prevail.

10. Cone of Silence.

- A. From the time of advertising until the final award, there is a prohibition on communication by respondents (or anyone on their behalf) with the FMC's Staff, Board members and City elected officials.
- B. This does not apply to oral communications at pre-submittal conferences, contract negotiations, or communications in writing at any time with any FMC employee, or elected City official regarding matters not concerning this RFP.
- C. **Breaking the established prohibition on communication, if proven, may result in a disqualification of your submittal.**

11. Required Attachments with Submission.

Respondents are required to complete and submit with their qualification submission the following attachments:

- Attachment “C” Disadvantaged Business Enterprise Participation Plan
- Attachment “F” City of New Orleans Conflict of Interest Disclosure Affidavit

12. Required Attachments with Submission.

The FMC supplies the below attachments for information. FMC will request them from the qualified respondent prior to the execution of a professional services agreement.

- Attachment “D” Tax Clearance Certificate
- Attachment “E” Identification of Subcontractors
- Attachment “G” Affidavit of Compliance with Hiring Requirements

13. Minimum Scope of Insurance.

Except as otherwise noted, at all times during this Agreement or during the performance of work required by this Agreement, the Contractor will maintain the following insurance in full force and effect for the duration of the work under this Agreement. Evidence of coverage shall be provided prior to the start of any activities/work, in conjunction with the Contractor’s scope of work under the Agreement.

If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, FMC requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to FMC:

A. Minimum Requirements:

1. Workers' Compensation & Employers Liability Insurance in compliance with the applicable Workers' Compensation Act(s). Statutory and Employers Liability Insurance with limits of not less than \$500,000.
2. Commercial General Liability Insurance including contractual liability insurance, products and completed operations, personal & advertising injury, bodily injury, property damage, abuse and molestation and any other type of liability for which this Agreement applies with limits of liability of not less than \$1,000,000 each occurrence / \$2,000,000 policy aggregate.
3. Automobile Liability Insurance with limits of liability of not less than \$500,000 per accident for bodily injury and property damage. Insurance shall include all owned, non-owned and hired vehicles.
4. Professional (Errors & Omission) Liability Insurance appropriate to the Contractors profession with limits of liability of not less than \$1,000,000 per occurrence or claim / \$2,000,000 policy aggregate. Coverage shall be sufficiently broad to respond to the duties and obligations as is undertaken by Contractor in this agreement.

Policy shall be kept in force and uninterrupted for a period of three (3) years beyond policy expiration. If coverage is discontinued for any reason during this three (3) year

term, Contractor must procure and evidence full extended reporting period (ERP) coverage.

Contractors shall be able to meet the above referenced specific policy limits of liability through a combination of primary and umbrella /excess coverage.

- B. Important: The obligations for the Contractor to procure and maintain insurance shall not be constructed to waive or restrict other obligations. It is understood that neither failure to comply nor full compliance with the foregoing insurance requirements shall limit or relieve the Contractor from any liability incurred as a result of their activities/operations in conjunction with the Contractors obligations and/or Scope of Work.
- C. Additional Insured Status: The Contractor and all Subcontractors (where applicable) will provide, and maintain current, a Certificate of Insurance naming French Market Corporation, its departments, officers, officials, employees, and volunteers are to be covered as “Additional Insureds” on the CGL policy with respect to liability arising out of the performance of this agreement, General liability insurance coverage can be provided in the form of an endorsement to the Contractors insurance (at least as broad as ISO Form CG 20 10 11 85 or both CG 20 10 and CG 20 37 forms if later revisions used).

Contractor shall require and verify that all Subcontractors maintain insurance and coverage limits meeting all the requirements stated herein. The Certificate of Insurance, as evidence of all required coverage, should name the French Market Corporation as Certificate Holder and be delivered via U.S. Mail to Attn: Deputy Director, 518 St. Peters Street, New Orleans, LA 70116

The Additional Insured box shall be marked “Y” or Commercial General Liability coverage. The Subrogation Waiver Box must be marked “Y” for Workers Compensation/Employers Liability and Property.

- D. Primary Coverage: For any claims related to this agreement, the Contractors insurance coverage shall be primary insurance as respects FMC, its departments, officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by FMC shall be non-contributing to the Contractors coverage.
- E. Claims Made Policies: If applicable, the retroactive date must be shown and must be before the date of the agreement or the beginning of work. If the coverage is canceled or non-renewed, and not replaced with another claims-made policy, Contractor must purchase “extended reporting” coverage for minimum of 3 years after the termination of this agreement.
- F. Waiver of Subrogation: The Contractor and its insurers agree to waive any right of subrogation which any insurer may acquire against FMC by virtue of the payment of any loss under insurance required by this agreement.
- G. Notice of Cancellation: Each insurance policy required above shall provide that coverage shall not be canceled, expire or altered except without prior notice to FMC of no less than 30 days.
- H. Acceptability of Insurers: Insurance is to be placed with insurers licensed and authorized to do business in the State of Louisiana with a current A.M. Best’s rating of no less than A: VII, unless otherwise acceptable to the City and FMC.
- I. Notice: The Contractor will provide French Market Corporation (at French Market Corporation Attn: Deputy Director, 518 St. Peters Street., New Orleans, LA 70116 – (FMC

01-23 Real Estate Appraiser of Record) the following documents, within 10 calendar days of the City's or FMC's request: Copies of all policies of insurance, including all policies, forms, and endorsements.

J. Miscellaneous: Without notice from FMC, the Contractor will:

1. Replenish any policy aggregate limit that is impaired before commencement of any work or continuation of any work under this Agreement;
2. Substitute insurance coverage acceptable to FMC within 30 calendar days if any insurance company providing any insurance with respect to this Agreement is declared bankrupt, becomes insolvent, loses the right to do business in Louisiana, or ceases to meet the requirements of this Agreement.

K. Special Risks or Circumstances: French Market Corporation shall reserve the right to modify these requirements, including limits, based on the nature of the risk, prior experience, insurer coverage, or other circumstances.

14. Disadvantaged Business Enterprise (DBE) Requirements

A. DBE Program Compliance:

1. The requirements of the City of New Orleans ("City") Disadvantaged Business Enterprise ("DBE") Program apply to this Agreement. It is the policy of the City to practice nondiscrimination based on social and economic disadvantage, race, color, gender, disability and national origin in the award and performance of contracts.
2. In consideration of this policy and pursuant to Division 2 of Article IV of Chapter 70 of the Code of the City, the City enacted the DBE Program for all City contracts.
3. Contractor agrees to use its best efforts to fully and completely carry out the applicable requirements of the City's DBE Program in the award and administration of this Agreement, including without limitation, all reporting requirements and established DBE participation percentage. The Contractor's failure to carry out these requirements, as determined in good faith by the City's Office of Supplier Diversity ("OSD"), shall be deemed a material breach of this Agreement. This material breach may result in the termination of this Agreement and/or the pursuit of any other remedies available to the City under any applicable law, ordinance, or rule, including, but not limited to those set forth in the City's Policy Memorandum for the DBE Program.

B. DBE Contract Goal:

1. The requested DBE Contract Goal is listed in the contract section of the invitation to bid.
2. Participation shall be counted toward meeting the contract goal based on the following:
 - a. Only business entities certified as SLDBE or LAUCP-DBE are counted toward the contract DBE participation goal.
 - b. The Bidder/Proposer may count only the total dollar value of the subcontract awarded to certified DBE subcontractor/supplier(s) toward the contract goal.
 - c. A Bidder/Proposer can count 100 % of the DBE's participation provided that the DBE has committed to performing at least 51% of the work with its own forces.
 - d. Bidder/Proposer may count 100 % of DBE Manufacturer Supplier's participation and 60 % of DBE Non-Manufacturer supplier's participation toward its contract goal.
 - e. When the Bidder/Proposer is in a joint venture with one or more DBE business entities, the OSD, after reviewing the joint venture agreement, shall determine the percent of participation that will be counted toward the contract goal.

- f. Bidder/Proposer may count toward its contract goal only those DBE subcontractors/suppliers performing a Commercially Useful Function.
- g. “DBE Commercially Useful Function means” a discrete task or group of tasks, the responsibility for performance of which shall be discharged by the DBE firm by using its own forces or by actively supervising on-site the execution of the tasks by another entity for whose work the DBE firm is responsible. In determining whether a certified firm is performing a commercially useful function, factors including, but not limited to, the following shall be considered:
 - i. Whether the business entity has the skill and expertise to perform the work for which it is being utilized and possesses all necessary licenses;
 - ii. Whether the firm is in the business of performing, managing, or supervising the work for which it has been certified and is being utilized;
 - iii. Whether the DBE subcontractor is performing a real and actual service that is a distinct and verifiable element of the work called for in a contract.
 - iv. Whether the DBE subcontractor performed at least thirty percent (30%) of the cost of the subcontract (including the cost of materials, equipment or supplies incident to the performance of the subcontract) with their own forces.

C. DBE Directory:

Contractors may only utilize certified SLDBE and/or Louisiana Unified Certification Program (LAUCP) DBE firms from the following lists to meet the City’s DBE Program goals.

- 1. Contractors agree to utilize the City’s SLDBE directory of certified firms as a first source when searching for certified DBE business entities. The SLDBE directory includes entities certified through Sewerage and Water Board of New Orleans, New Orleans Aviation Board and Harrah’s New Orleans. The SLDBE directory is available at www.nola.gov.
- 2. The Louisiana Unified Certification Program (“LA UCP”) directory is available at www.dotd.louisiana.gov.

Information on locating these directories may also be requested from the OSD at supplierdiversity@nola.gov.

D. Good Faith Effort Policy:

In accordance with Sec.70-461 of the City Code, the FMC shall reject any proposal and shall not award, enter into or amend any contract that is not supported by documentation establishing that the Bidder/Proposer has met the applicable contract DBE participation Goal or made Good Faith Efforts to the applicable contract DBE participation goal.

The OSD shall be responsible for determining whether a Bidder/Proposer has made their best efforts to achieve the DBE Program contracting objectives. In making this determination, the DBE Compliance Officer shall consider the following factors:

1. Specific Portions of Work Identified for DBE Subcontractor:

- a. Bidder/Proposer listed all selected scopes or portions of work to be performed by DBEs in order to increase the likelihood of meeting the contract goal for the project.
- b. Bidder/Proposer listed the estimated value of each scope or portions of work identified.

2. Notifying Certified DBEs of Contracting Opportunities:
 - a. Bidder/Proposer contacted the OSD to request submission of subcontracting opportunities on the DBE Opportunities page.
 - b. Bidder/Proposer included a copy of each announcement or notification.
3. Initial Solicitation & Follow-Up:
 - a. Bidder/Proposer listed all certified DBE firms that received written notification of work items to be subcontracted and documented the certified firm's response.
 - b. Bidder/Proposer included copies of the written notice(s) sent to certified firms.
4. Negotiate In Good Faith
 - a. Bidder/Proposer provided an explanation for any rejected DBE bid or price quotation.
 - b. Bidder/Proposer included a copy of the written rejection notice including the reason for rejection to the rejected DBE firm.

If a Bidder/Proposer fails to submit documented Good Faith Efforts as outlined, the bid shall be considered non-responsive.

The OSD may take into account the performance of other Bidders/Proposers in meeting the contract DBE participation goal and may, if deemed advisable, request further information, explanation or justification from any Bidder/Proposer. For example, Bidder's past performance on similar contracts with similar scopes and/or a Proposer's prior history utilizing DBEs will also be taken in consideration when determining Good Faith Efforts.

Good Faith Efforts shall be monitored throughout the life of the contract and evaluated on a case-by-case basis in making a determination whether a Bidder or Proposer is in compliance with the Good Faith Effort policy.

To obtain a copy of the Good Faith Effort Policy contact OSD at supplierdiversity@nola.gov.

E. Required DBE Forms For Bids/RFPs/RFQs:

1. BIDs:

In accordance with Louisiana Public Bid Law, the two apparent lowest bidders on an invitation to bid shall complete and submit all required post bid documents within three (3) business days of the bid opening. If the required post bid documents are not received within three (3) business days of the bid opening it shall be determined that bidder was non-responsive.

The following DBE documents must be received within three (3) business days of the bid opening:

- a. DBE Compliance Form-1: This form is used to establish your DBE commitment on a City of New Orleans bid, RFP or solicitation response. The Bidder shall provide a list of all proposed DBE subcontractor(s). If the Bidder has attained the amount of DBE participation to meet the contract goal, only submit DBE Compliance Form-1.
- b. DBE Compliance Form-2: This form is used to document Good Faith Efforts when the amount of DBE participation committed on DBE Compliance Form-1 is less than the

Contract Goal. The Bidder shall provide all required supporting documentation of demonstrated Good Faith Efforts as specified on DBE Compliance Form-2.

- c. After receipt and review of the required post-bid documents, the OSD will determine if the Bidder has provided valid DBE Compliance Forms and (if applicable) evidence of demonstrated Good Faith Efforts. Thereafter, the Bidder/Contractor shall be bound by the established percentage, as approved by the OSD.

2. Request for Proposals (“RFP”) / Request for Qualifications (“RFQs”):

To ensure the full participation of DBE’s in all phases of the FMC’s/City’s procurement activities, all Proposers at time of proposal submission shall complete and submit a DBE Participation Plan.

- a. DBE Participation Plan (Attachment “C”): A completed DBE Participation Plan shall be considered a methodology on how the respondent plans to meet the contract DBE participation goal if awarded the project. If a DBE Participation Plan (Attachment “C”) is not submitted, it shall be determined that the Respondent was non-responsive to the DBE provisions and the proposal will not be evaluated by the selection committee.
- b. Within ten (10) days of the FMC’s issuance of the Notice to Award letter, the selected Proposer shall complete and submit a DBE Compliance Form-1: This form is used to establish your DBE commitment on a FMC Bid, RFP or solicitation response. The selected Proposer shall provide a list of all proposed DBE subcontractor(s).

If the amount of DBE participation committed on DBE Compliance Form-1 is less than the Contract Goal, the selected Proposer shall complete DBE Compliance Form-2: This form is used to document Good Faith Efforts when the amount of DBE participation committed on DBE Compliance Form-1 is less than the contract DBE participation goal. The selected proposer shall provide all required supporting documentation of demonstrated Good Faith Efforts as specified on DBE Compliance Form-2.

The OSD shall review the contents of all required DBE Compliance Forms and may, if deemed advisable, request further information, explanation or justification from any Bidder/Respondent. Thereafter, the Contractor shall be bound by the established percentage, as approved by the OSD.

F. Contractor Cooperation:

The Contractor shall:

1. Designate an individual as the “DBE Liaison” who will monitor the Contractor’s DBE participation as well as document and maintain records of “Good Faith Efforts” with DBE subcontractors/suppliers (“DBE Entities”).
2. Execute written contracts with DBE Entities that meet the applicable DBE goals.
 - a. The Contractor shall provide the DBE Compliance Officer (“DBECO”) with copies of said contracts within thirty (30) days from the date the Agreement is fully executed between the FMC and the Contractor.
 - b. The Contractor shall agree to promptly pay subcontractors, including DBE Entities, in accordance with law.
3. Establish and maintain the following records for review upon request by the OSD:

- a. Copies of written contracts with DBE Entities and purchase orders;
- b. Documentation of payments and other transactions with DBE Entities;
- c. Appropriate explanations of any changes or replacements of DBE Entities, which may include a record of “Post-Award Good Faith Efforts” for each certified firm that the Contractor does not use in accordance with the approved DBE participation submission;
- d. Any other records required by the OSD.

The Contractor is required to maintain such records for three (3) years after completion or closeout of the Agreement. Such records are necessary to determine compliance with their DBE obligations.

- 4. Post monthly payments and submit regular reports to the DBECO as required via the online “Contract Compliance Monitoring System” or other means approved by the OSD.

- a. The Contractor shall submit the initial report outlining DBE participation within thirty (30) days from the date of notice to proceed (or equivalent document) issued by the FMC to the Contractor. Thereafter, “DBE Utilization” reports shall be due on or before the fifteenth (15th) day of each month until all DBE subcontracting work is completed.

- b. Reports are required even when no activity has occurred in a monthly period.

- c. If the established percentage is not being met, the monthly report shall include a narrative description of the progress being made in DBE participation.

- d. The Contractor may also be required to attach or upload copies of canceled checks or bank statements that identify payer, payee and amount of transfer to verify payment information as indicated on the form.

- 5. Conform to the established percentage as approved by the OSD.

- a. The total dollar amount of the Agreement shall include approved change orders and amendments. For a requirements contract, the total dollar amount shall be based in actual quantities ordered.

- b. No changes to the established percentage and DBE Entities submitted on DBE Compliance Form-1 shall be allowed without approval by the OSD.

- c. The FMC will not adjust the contract for any increase in cost due to replacement of DBE Entities.

G. Post-Award Modification:

The OSD may grant a post-award modification request if:

- 1. For a reason beyond the Contractor’s control, the Contractor is unable to use the certified DBE entity submitted on DBE Compliance Form-1 to perform the specified work. The Contractor must notify the OSD of the intent for removal and substitution of a certified DBE immediately upon determination of that the DBE submitted on Compliance Form -1 is unable to perform the specified work. In such case, the Contractor shall use and document “Good Faith Efforts” to find a similarly qualified and certified DBE entity to perform such specified work. The same criteria used for establishing “Good Faith Efforts” in maximizing the participation of DBE Entities prior to awarding the Agreement will also apply to the substitution of DBE subcontractors during the performance of the Agreement; or

2. The Contractor reasonably believes that, due to a change of scope, execution of the work in accordance with the directions from the FMC is unlikely to meet the established percentage or terms. In such case, the Contractor shall use and document

“Good Faith Efforts” to achieve a reasonable amount of DBE participation on the remaining work on the Agreement.

H. Monitoring DBE Participation:

To ensure compliance with DBE requirements during the term of the Agreement, the DBECO will monitor the Contractor’ use of DBE subcontractors/suppliers (“DBE Entities”) through the following actions:

1. Job site visits;
2. Electronic payment tracking via the Contract Compliance Monitoring System or other means as approved by the OSD;
3. Routine audits of contract payments to all subcontractors;
4. Reviewing of records and reports; and/or
5. Interviews of selected personnel.

The DBECO may schedule inspections and on-site visits with or without prior notice to the Contractor or DBE Entities.

I. Failure to Comply:

If the DBECO determines in good faith that the Contractor failed to carry out the requirements of the DBE Program, such failure shall be deemed a material breach of this Agreement. This material breach may result in the termination of the Agreement and/or the pursuit of any other remedies available to the City or FMC under any applicable law, ordinance, or rule, including, but not limited to those set forth in the City’s Policy Memorandum for the DBE Program.

All DBE Compliance forms are maintained by the OSD and are subject to change.

Please contact the OSD at supplierdiversity@nola.gov to request a copy of all DBE referenced documents.

END OF DOCUMENT

French Market Corporation
Request for Qualifications FMC 01-23
REAL ESTATE APPRAISER OF RECORD
April 14, 2023

Attachment “B”

CONTRACT TERMS AND CONDITIONS

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45. **WAIVER OF SICK AND ANNUAL LEAVE BENEFITS.**

1. **ACKNOWLEDGMENT OF EXCLUSION OF WORKER'S COMPENSATION COVERAGE.** The Contractor herein expressly agrees and acknowledges that it is an independent contractor as defined in R.S. 23:1021 (6) and as such, it is expressly agreed and understood between the parties hereto, in entering into this Contract, that the City or the FMC shall not be liable to the Contractor for any benefits or coverage as provided by the Workmen's Compensation Law of the State of Louisiana, and further, under the provisions of R.S. 23:1034 anyone employed by the Contractor shall not be considered an employee of the City or FMC for the purpose of Worker's Compensation coverage.
2. **ACKNOWLEDGMENT OF EXCLUSION OF UNEMPLOYMENT COMPENSATION COVERAGE.** The Contractor herein expressly declares and acknowledges that it is an independent contractor, and as such is being hired by the City and/or the FMC under this Contract for hire as noted and defined in R.S. 23:1472 (E), and therefore, it is expressly declared and understood between the parties hereto, in entering into this Contract, or agreement for hire, and in connection with unemployment compensation only, that:
 - a. The Contractor has been and will be free from any control or direction by the City and/or the FMC over the performance of the services covered by this contract; and
 - b. Services to be performed by the Contractor are outside the normal course and scope of the City's and/or the FMC's usual business; and
 - c. The Contractor has been independently engaged in performing the services listed herein prior to the date of this Contract.Consequently, neither the Contractor nor anyone employed by the Contractor shall be considered an employee of the City or the FMC for the purpose of unemployment compensation coverage, the same being hereby expressly waived and excluded by the parties hereto.
3. **ASSIGNABILITY.** The Contractor shall not assign any interest in this Contract and shall not transfer any interest in the same without prior written consent of the FMC.
4. **AMENDMENT.** The Contract shall not be modified except by written amendment executed by duly authorized representatives of the parties.
5. **AUDIT AND INSPECTION:**
 - a. The Contractor will submit to any City and/or FMC audit, inspection, and review and, at the City's or the FMC's request, will make available all documents relating or pertaining to this Contract maintained by or under the control of the Contractor, its employees, agents, assigns, successors and subcontractors, during normal business hours at the Contractor's office or place of business in Louisiana. If no such location is available, the Contractor will make the documents available at a time and location that is convenient for the City or the FMC.
 - b. The Contractor will abide by all provisions of City Code § 2-1120, including but not limited to City Code § 2-1120(12), which requires the Contractor to provide the Office of Inspector General with documents and information as requested. Failure to comply with such requests shall constitute a material breach of the Contract. The Contractor agrees that it is subject to the jurisdiction of the Orleans Parish Civil District Court for purposes of challenging a subpoena.
6. **CHOICE OF LAWS.** This Contract shall be construed and enforced in accordance with the laws of the State of Louisiana, without regard to its conflict of laws provisions.

7. COMPLIANCE WITH CITY'S HIRING REQUIREMENTS - BAN THE BOX.

- a. The Contractor agrees to adhere to the City's hiring requirements contained in City Code Sections 2-8(d) and 2-13(a)-(f). Prior to executing this Agreement, the Contractor must provide a sworn statement attesting to its compliance with the City's hiring requirements or stating why deviation from the hiring requirements is necessary.
- b. Failure to maintain compliance with the City's hiring requirements throughout the term of the Agreement, or to provide sufficient written reasons for deviation, is a material breach of this Agreement. Upon learning of any such breach, the FMC will provide the Contractor notice of noncompliance and allow Contractor thirty (30) days to come into compliance. If, after providing notice and thirty (30) days to cure, the Contractor remains noncompliant, the FMC may move to suspend payments to Contractor, void the Agreement, or take any such legal action permitted by law or this Agreement.
- c. This section will not apply to any agreements excluded from the City's hiring requirements by City Code Sections 2-8(d) or (g). Should a court of competent jurisdiction find any part of this section to be unenforceable, the section should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law, or if reformation is not possible, the section should be fully severable and the remaining provisions of the Agreement will remain in full force and effect.
- d. The Contractor will incorporate the terms and conditions of this Article into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with those provisions.

8. CONFLICT OF INTEREST. In the interest of ensuring that efforts of the Contractor do not conflict with the interests of the City or FMC, and in recognition of the Contractor's responsibility to the City and FMC, the Contractor agrees to decline any offer of employment if its independent work on behalf of the City or FMC is likely to be adversely affected by the acceptance of such employment. The initial determination of such a possibility rests with the Contractor. It is incumbent upon the Contractor to notify the City and FMC and provide full disclosure of the possible effects of such employment on the Contractor's independent work in behalf of the FMC. Final decision on any disputed offers of other employment for the Contractor shall rest with the FMC.

9. CONSTRUCTION OF AGREEMENT. Neither party will be deemed to have drafted the Contract. The Contract has been reviewed by all parties and will be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of all parties. No term of the Contract will be construed or resolved in favor of or against the FMC or the Contractor on the basis of which party drafted the uncertain or ambiguous language. The headings and captions of the Contract are provided for convenience only and are not intended to have effect in the construction or interpretation of the Contract. Where appropriate, the singular includes the plural, and neutral words and words of any gender include the neutral and other gender.

10. CONVICTED FELON STATEMENT. The Contractor complies with City Code § 2-8(c) and no principal, member, or officer of the Contractor has, within the preceding five years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

11. COST RECOVERY. In accordance with Section 2-8.1 of the Municipal Code entitled "Cost recovery in contracts, cooperative endeavor agreements, and grants," to the maximum extent permitted by law, the Contractor shall reimburse the City or disgorge anything of value or

economic benefit received from the City if the Contractor fails to meet its contractual obligations.

12. DECLARED DISASTER.

- a. Declaration.* During the declaration of an emergency by federal, state, and/or local government, the Contractor shall provide support to the FMC on an as-needed and task-order-driven basis. Because of the uncertainty of the scale and/or type of emergency, the services to be provided by the Contractor will vary and may need to be adjusted as needs are identified. The Contractor may be requested to provide a range of services. Said services may need to be rendered on a continual basis (24 hours / 7 days per week) during the declaration of an emergency.
- b. Task Order, Notification and Personnel.* Prior or during the declaration of an emergency, the FMC will notify the Contractor via task order if the FMC requires the Contractor's support. Upon activation by task order, the Contractor will provide the FMC with contact information of personnel assigned to the task order; and coordinate with the FMC to identify any personnel available to meet the FMC's needs.
- c. Purchase Order.* Once services are identified, the FMC will issue a purchase order to the Contractor. The FMC will issue a subsequent purchase order in case of additional needs for services, or may issue a modified purchase order if changes are made to the initial purchase order.
- d.* The Contractor will ensure that the FMC is provided with timely and accurate reports and other documentation, as requested.

13. DISADVANTAGED BUSINESS ENTERPRISE ("DBE") PROGRAM.

- a. In General.* The Contractor agrees to abide by the City Code sections 70-496, *et seq.*, to use its best efforts to carry out all applicable requirements of the City's DBE Program for the administration of this Agreement, as set forth in the City Code and any applicable rules adopted thereunder. The City's Office of Supplier Diversity ("**OSD**") oversees the DBE Program and assigns a DBE Compliance Officer ("**DBECO**") to ensure compliance.
- b. Monitoring.* To ensure compliance with DBE requirements during the term of this Agreement, the DBECO will monitor the Contractor' use of DBE subcontractors/suppliers ("**DBE Entities**") through the following actions:
 - 1. Job site visits;
 - 2. Electronic payment tracking via the Contract Compliance Monitoring System or other means as approved by the OSD;
 - 3. Routine audits of contract payments to all subcontractors;
 - 4. Reviewing of records and reports; and/or
 - 5. Interviews of selected personnel.

The DBECO may schedule inspections and on-site visits with or without prior notice to the Contractor or DBE Entities.

c. Cooperation. The Contractor shall:

1. Designate an individual as the “DBE Liaison” who will monitor the Contractor’s DBE participation as well as document and maintain records of “Good Faith Efforts” with DBE Entities.
2. Execute written contracts with DBE Entities that meet the applicable DBE goals.
 - a. The Contractor shall provide the DBECO with copies of said contracts within thirty (30) days from the date this Agreement is fully executed between the FMC and the Contractor.
 - b. The Contractor shall agree to promptly pay subcontractors, including DBE Entities, in accordance with law.
3. Establish and maintain the following records for review upon request by the OSD:
 - a. Copies of written contracts with DBE Entities and purchase orders;
 - b. Documentation of payments and other transactions with DBE Entities;
 - c. Appropriate explanations of any changes or replacements of DBE Entities, which may include a record of “Post-Award Good Faith Efforts” for each certified firm that the Contractor does not use in accordance with the approved DBE participation submission;
 - d. Any other records required by the OSD.

The Contractor is required to maintain such records for three (3) years after completion or closeout of this Agreement. Such records are necessary to determine compliance with their DBE obligations.

4. Post monthly payments and submit regular reports to the DBECO as required via the online “Contract Compliance Monitoring System” or other means approved by the OSD.
 - a. The Contractor shall submit the initial report outlining DBE participation within thirty (30) days from the date of notice to proceed (or equivalent document) issued by the FMC to the Contractor. Thereafter, “DBE Utilization” reports shall be due on or before the fifteenth (15th) day of each month until all DBE subcontracting work is completed.
 - b. Reports are required even when no activity has occurred in a monthly period.
 - c. If the established percentage is not being met, the monthly report shall include a narrative description of the progress being made in DBE participation.
 - d. The Contractor may also be required to attach or upload copies of canceled checks or bank statements that identify payer, payee and amount of transfer to verify payment information as indicated on the form.
5. Conform to the established percentage as approved by the OSD.

- a. The total dollar amount of the Agreement shall include approved change orders and amendments. For a requirements contract, the total dollar amount shall be based in actual quantities ordered.
 - b. No changes to the established percentage and DBE Entities submitted on DBE Compliance Form-1 shall be allowed without approval by the OSD.
 - c. The FMC will not adjust the contract for any increase in cost due to replacement of DBE Entities.
 - d. Post-Award Modification. The OSD may grant a post-award modification request if:
 - 1. For a reason beyond the Contractor's control, the Contractor is unable to use the certified DBE entity submitted on DBE Compliance Form-1 to perform the specified work. The Contractor must notify the OSD of the intent for removal and substitution of a certified DBE immediately upon determination of that the DBE submitted on Compliance Form -1 is unable to perform the specified work. In such case, the Contractor shall use and document "Good Faith Efforts" to find a similarly qualified and certified DBE entity to perform such specified work. The same criteria used for establishing "Good Faith Efforts" in maximizing the participation of DBE Entities prior to awarding the Agreement will also apply to the substitution of DBE subcontractors during the performance of the Agreement; or
 - 2. The Contractor reasonably believes that, due to a change of scope, execution of the work in accordance with the directions from the FMC is unlikely to meet the established percentage or terms. In such case, the Contractor shall use and document "Good Faith Efforts" to achieve a reasonable amount of DBE participation on the remaining work on the Agreement.
- 14. DURATION.** The services to be provided under the terms of this Contract shall begin upon execution of Contract and shall end no later than twelve (12) months after. It is understood and acknowledged by all signers to this Contract that work described under these terms is to be accomplished during the time period specified herein.
- 15. EMPLOYEE VERIFICATION.** The Contractor swears that (i) it is registered and participates in a status verification system to verify that all employees in the State of Louisiana are legal citizens of the United States or are legal aliens; (ii) it shall continue, during the term of this Agreement, to utilize a status verification system to verify the legal status of all new employees in the State of Louisiana; and (iii) it shall require all subcontractors to submit to the Contractor a sworn affidavit verifying compliance with items (i) and (ii) above. Any violation of the provisions of this paragraph may subject this Agreement to termination, and may further result in the Contractor being ineligible for any public contract for a period of three years from the date the violation is discovered. The Contractor further acknowledges and agrees that it shall be liable for any additional costs incurred by the FMC occasioned by the termination of this Agreement or the loss of any license or permit to do business in the State of Louisiana resulting from a violation of this provision. The Contractor will provide to the FMC a sworn affidavit attesting to the above provisions if requested by the FMC. The FMC may terminate this Agreement for cause if the Contractor fails to provide such the requested affidavit or violates any provision of this paragraph.
- 16. ENTIRE AGREEMENT.** This Agreement, including all incorporated documents, constitutes the final and complete agreement and understanding between the parties. All prior

and contemporaneous agreements and understandings, whether oral or written, are superseded by this Agreement and are without effect to vary or alter any terms or conditions of this Agreement.

17. NON-DISCRIMINATION

- a. Equal Employment Opportunity. In all hiring or employment made possible by, or resulting from this Agreement, the Contractor (1) will not be discriminate against any employee or applicant for employment because of race, sex, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, gender identity, creed, culture, or ancestry, and (2) where applicable, will take affirmative action to ensure that the Contractor’s employees are treated during employment without regard to their race, sex, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, gender identity, creed, culture, or ancestry. This requirement shall apply to, 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. All solicitations or advertisements for employees shall state that all qualified applicants will receive consideration for employment without regard to race, sex, color, religion, gender, age, physical or mental disability, national origin, sexual orientation, gender identity, creed, culture, or ancestry.
- b. Non-Discrimination. In the performance of this Agreement, the Contractor will not discriminate on the basis, whether in fact or perception, of a person's race, color, creed, religion, national origin, ancestry, age, sex, gender, sexual orientation, gender identity, domestic partner status, marital status, physical or mental disability, or AIDS- or HIV-status against (1) any employee of the City working with the Contractor in any of Contractor’s operations within Orleans Parish or (2) any person seeking accommodations, advantages, facilities, privileges, services, or membership in all business, social, or other establishments or organizations operated by the Contractor. The Contractor agrees to comply with and abide by all applicable federal, state and local laws relating to nondiscrimination, including, without limitation, Title VI of the Civil Rights Act of 1964, Section V of the Rehabilitation Act of 1973, and the Americans with Disabilities Act of 1990.
- c. The FMC may terminate this Agreement for cause if the Contractor fails to comply with any obligation in this Article, which failure is a material breach of this Agreement.

18. EXCLUSIVE JURISDICTION AND VENUE. For all claims arising out of or related to this Contract, the Contractor hereby consents and yields to the jurisdiction of the Civil District Court for the Parish of Orleans, and expressly waives any (A) pleas of jurisdiction based upon Contractor’s residence and (B) right of removal to federal court based upon diversity of citizenship.

19. EXTENSION. This Contract may be extended at the option of the FMC, provided that funds are allocated by the FMC Board of Directors and the extension of the Contract facilitates the continuity of services provided herein. This Contract may be extended by the FMC for four (4) additional one-year terms.

20. FORCE MAJEURE.

A. Event. An event of Force Majeure will include any event or occurrence not reasonably foreseeable by the FMC at the execution of this Agreement, which will include, but not be limited to, abnormally severe and unusual weather conditions or other acts of God (including tropical

weather events, tornados, hurricanes, and flooding); declarations of emergency; shortages of labor or materials (not caused by FMC); riots; terrorism; acts of public enemy; war; sabotage; cyber-attacks, threats, or incidents; epidemics or pandemics; court or governmental order; or any other cause whatsoever beyond the reasonable control of the FMC provided such event was not caused by the negligence or misconduct of the FMC, by the failure of the FMC to comply with applicable laws, or by the breach of this Agreement.

B. Notice. To seek the benefit of this Article, the FMC must provide notice in writing to the Contractor stating: (1) an event triggering this Article has occurred; (2) the anticipated effect of the Force Majeure event on performance; and (3) the expected duration of the delay, if the Agreement is being suspended.

C. Effect.

1. Upon the occurrence of a Force Majeure event, for which the FMC has provided required notice, the FMC may, at its sole discretion:

- a. Suspend this Agreement for a duration to be set by the FMC, not to exceed 90 days. During such time of suspension, the Parties will not be liable or responsible for performance of their respective obligations under this Agreement, and there will be excluded from the computation of such period of time any delays directly due to the occurrence of the Force Majeure event. During any such period of suspension, the Contractor must take all commercially reasonable actions to mitigate against the effects of the Force Majeure event and to ensure the prompt resumption of performance when so instructed by the FMC; or
- b. Terminate this Agreement, either immediately or after one or more periods of suspension, effective on notice to the Contractor and without any further compensation due.

2. Notwithstanding Section C(1) above, the obligations relating to making payments when due (for services or materials already provided) and those obligations specified to survive in the Agreement will be unaffected by any suspension or termination.

21. INCORPORATION INTO SUBCONTRACTS. The Contractor will incorporate these Contract Terms and Conditions into all subcontracts, by reference or otherwise, and will require all subcontractors to comply with these provisions.

22. INDEMNIFICATION.

- a. To the fullest extent permitted by law, the Contractor will indemnify, defend, and hold harmless the City and FMC, its agents, employees, officials, insurers, self-insurance funds, and assigns (collectively, the "Indemnified Parties") from and against any and all claims, demands, suits, and judgments of sums of money accruing against the Indemnified Parties: for loss of life or injury or damage to persons or property arising from or relating to any act or omission or the operation of the Contractor, its agents or employees while engaged in or in connection with the discharge or performance of any services under this Contract; and for any and all claims and/or liens for labor, services, or materials furnished to the Contractor in connection with the performance of work under this Contract.

b. Limitation. The Contractor's indemnity does not extend to any loss arising from the gross negligence or willful misconduct of any of the Indemnified Parties, provided that neither the Contractor nor any of its agents or employees contributed to such gross negligence or willful misconduct.

c. Independent Duty. The Contractor has an immediate and independent obligation to, at the City's and FMC's option: (a) defend the City and/or FMC from or (b) reimburse the City and /or FMC for its costs incurred in the defense of any claim that actually or potentially falls within this indemnity, even if: (1) the allegations are or may be groundless, false, or fraudulent; or (2) the Contractor is ultimately absolved from liability.

d. Expenses. Notwithstanding any provision to the contrary, the Contractor shall bear the expenses including, but not limited to, the City's and/or FMC's reasonable attorney fees and expenses, incurred by the City and/or the FMC in enforcing this indemnity.

23. INDEPENDENT CONTRACTOR STATUS. The Contractor is an independent contractor and shall not be deemed an employee, servant, agent, partner, or joint venture of the City or FMC and will not hold itself or any of its employees, subcontractors or agents to be an employee, partner, or agent of the City and/or the FMC.

24. INVOICING. The Contractor must submit invoices monthly (unless agreed otherwise between the parties to this Agreement) to the FMC electronically, via its email to accounting@frenchmarket.org, for goods or services provided under this Agreement no later than 10 calendar days following the end of the period covered by the invoice. Untimely invoices may result in delayed payment for which the FMC is not liable. At a minimum, each invoice must include the following information: contract or purchase order number issued by the FMC, and the name of the department to be invoiced. The FMC may require changes to the form or the content of the invoice. The FMC may also require additional supporting documentation to be submitted with invoices.

25. LIMITATIONS OF THE CITY'S and FMC's OBLIGATIONS. The City and FMC has no obligations not explicitly set forth in this Agreement or any incorporated documents or expressly imposed by law.

26. LIVING WAGES.

A. *Definitions.* Unless otherwise expressly provided in this Agreement, Capitalized terms used but not defined herein, shall have the definition attributed to them in Article VIII, Section 70-802 of the City Code.

B. Compliance. To the fullest extent permitted by law, the Contractor agrees to abide by City Code Sections 70-801, *et seq.*, which requires, in pertinent part, the following:

1. Payment of an hourly wage to Covered Employees equal to the amounts defined in the City Code ("**Living Wage**");
2. Receipt of at least seven (7) days per year of compensated leave for Covered Employees, as required by Section 70-807 of the City Code; and
3. Post notice in a prominent place regarding the applicability of the Living Wage Ordinance in every workplace in which Covered Employees are working that is within the Covered Employer's custody and control, as required by Section 70-810 of the City Code.

C. *Current Living Wage.* In accordance with the Living Wage Ordinance, the current Living Wage per the Consumer Price Index data is equal to \$11.19. The Contractor shall be responsible for confirming the Current Living Wage by visiting

<https://www.nola.gov/economic-development/workforce-development/>.

- D. Adjusted Living Wage. In accordance with Section 70-806(2) of the City Code, the Contractor acknowledges and agrees that the Living Wage may be increased during the term of the Agreement. Any City contract or City financial assistance agreement (a) extending from one calendar year into the next or (b) with a term of longer than one year, inclusive of any renewal terms or extensions, shall require the Covered Employer to pay the Covered Employee an Adjusted Living Wage, accounting for the annual Consumer Price Index adjustment. The indexing adjustment shall occur each year on July 1st using the Consumer Price Index figures provided for the calendar year ended December 31st of the preceding year, and thereafter on an annual basis.
- E. Subcontract Requirements. As required by Section 70-804 of the City Code, the Contractor, beneficiary, or other Covered Employer, prior to entering into a subcontract, shall notify subcontractors in writing of the requirements and applicability of Article VIII – The Living Wage Ordinance (“**Article**”). City contractors and beneficiaries shall be deemed responsible for violations of this Article by their subcontractors.
- F. Reporting. On or before January 31st and upon request by the City, the Contractor shall identify (a) the hourly wage earned by the lowest paid Covered Employee and (b) the number of days of compensated leave received by Covered Employees earning less than 130% of the then-prevailing wage during the current term of the Agreement, and provide the identified information to the following:
- Office of Workforce Development
Living Wage - Compliance
1340 Poydras Street – Suite 1800
New Orleans, Louisiana 70112
- G. Compliance Monitoring. Covered Employers under this Agreement are subject to compliance monitoring and enforcement of the Living Wage requirements by the Office of Workforce Development (the “**OWD**”) and/or the Chief Administrative Office (“**CAO**”). Covered Employers will cooperate fully with the OWD and/or the CAO and other City employees and agents authorized to assist in the administration and enforcement of the Living Wage requirements. Steps and actions include, but are not limited to, requirements that: (i) the Contractor will cooperate fully with the OWD and the CAO and other City employees and agents authorized to assist in the administration and enforcement of the Living Wage requirements; (ii) the Contractor agrees that the OWD and the CAO and their designees, in the performance of their duties, shall have the right to engage in random inspections of job sites and to have access to the employees of the Contractor, payroll records and employee paychecks; and (ii) that the City may audit such records of the Contractor as he or she reasonably deems necessary to determine compliance with the Living Wage standards.
- H. Remedies. If the Contractor fails to comply with the Living Wage requirements during the term of the Agreement, said failure may result in termination of the Agreement or the pursuit of other remedies by the City, including, but not limited to, the penalties and enforcement mechanisms set forth in Section 70-811 of the City Code.

- 27. NO THIRD PARTY BENEFICIARIES.** The Contract is entered into for the exclusive benefit of the FMC and the Contractor, and the FMC and the Contractor expressly disclaim any intent to benefit anyone not a party to this Contract.
- 28. NON-EXCLUSIVITY.** This Contract is non-exclusive and the Contractor may provide services to other clients, subject to the FMC's approval of any potential conflicts with the performance of this Contract and the FMC may engage the services of others for the provision of some or all of the work to be performed under this Contract.
- 29. NON-SOLICITATION.** The Contractor has not employed or retained any company or person, other than a bona fide employee working solely for him, to solicit or secure the subject Contract. The Contractor has not paid or agreed to pay any person, other than a bona fide employee working for him, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the subject Contract.
- 30. NON-WAIVER.** The failure of the FMC to insist upon strict compliance with any provision of the Contract, to enforce any right or to seek any remedy upon discovery of any default or breach of the Contractor at such time as the initial discovery of the existence of such noncompliance, right, default or breach shall not affect or constitute a waiver of the FMC's right to insist upon such compliance, exercise such right or seek such remedy with respect to that default or breach or any prior contemporaneous or subsequent default or breach.
- 31. OWNERSHIP INTEREST DISCLOSURE.** The Contractor will provide a sworn affidavit listing all natural or artificial persons with an ownership interest in the Contractor and stating that no other person holds an ownership interest in the Contractor via a counter letter. For the purposes of this provision, an "ownership interest" shall not be deemed to include ownership of stock in a publicly traded corporation or ownership of an interest in a mutual fund or trust that holds an interest in a publicly traded corporation. If the Contractor fails to submit the required affidavits, the FMC may, after thirty (30) days' written notice to the Contractor, take such action as may be necessary to cause the suspension of any further payments until such the required affidavits are submitted.
- 32. PAYMENT.** Unless otherwise agreed by the City, payment terms are NET 30 days upon providing that goods and/or services described under this Agreement have been delivered, installed (if required), rendered, and/or accepted and upon receipt by the FMC of properly submitted invoice via email at accounting@frenchmarket.org or via mail to: French Market Corporation, ATTN: Accounts Payable, 518 St. Peter Street, New Orleans, LA 70116.
- 33. PERFORMANCE MEASURES.**
- A. *Factors.* The FMC will measure the performance of the Contractor according to the following non-exhaustive factors: work performed in compliance with the terms of the Agreement; staff availability; staff training; staff professionalism; staff experience; customer service; staff turnover; communication and accessibility; prompt and effective correction of situations and conditions; timeliness and completeness of submission of requested documentation (such as records, receipts, invoices, insurance certificates, and computer-generated reports).
 - B. *Failure to Perform.* If the Contractor fails to perform according to the Agreement, the FMC will notify the Contractor. If there is a continued lack of performance after notification, the FMC may declare the Contractor in default and may pursue any appropriate remedies available under the Agreement and/or any applicable law. In the event of a notification of default, the FMC will invoice the defaulting contractor for

any increase in costs and other damages sustained by the FMC. Further, the FMC will seek full recovery from the defaulting contractor.

34. **PROHIBITION AGAINST FINANCIAL INTEREST IN AGREEMENT.** No elected official or employee of the City shall have a financial interest, direct or indirect, in the Contract, including through any financial interest held by the spouse, child, or parent. Any willful violation of this provision, with the expressed or implied knowledge of the Contractor, will render this Contract voidable by the FMC and shall entitle the FMC to recover, in addition to any other rights and remedies available to the FMC, all monies paid by the FMC to the Contractor pursuant to this Contract without regard to the Contractor's satisfactory performance.
35. **PROHIBITION ON POLITICAL ACTIVITY.** None of the funds, materials, property, or services provided directly or indirectly under the terms of this Contract shall be used in the performance of this Contract for any partisan political activity, or to further the election or defeat of any candidate for public office.
36. **REMEDIES CUMULATIVE.** No remedy set forth in the Contract or otherwise conferred upon or reserved to any party shall be considered exclusive of any other remedy available to a party. Rather, each remedy shall be deemed distinct, separate and cumulative and each may be exercised from time to time as often as the occasion may arise or as may be deemed expedient.
37. **SEVERABILITY.** If a court of competent jurisdiction finds any provision of the Contract to be unenforceable as written, the unenforceable provision should be reformed, if possible, so that it is enforceable to the maximum extent permitted by law, or, if reformation is not possible, the unenforceable provision will be fully severable and the remaining provisions of the Contract will remain in full force and effect and will be construed and enforced as if the unenforceable provision was never a part the Contract.
38. **SUBCONTRACTOR REPORTING.** The Contractor will provide a list of all natural or artificial persons who are retained by the Contractor at the time of the Contract's execution and who are expected to perform work as subcontractors in connection with the Contractor's work for the FMC. For any subcontractor proposed to be retained by the Contractor to perform work on the Contract with the FMC, the Contractor must provide notice to the FMC within thirty (30) days of retaining that subcontractor. If the Contractor fails to submit the required lists and notices, the FMC may, after thirty (30) days' written notice to the Contractor, take any action it deems necessary, including, without limitation, causing the suspension of any payments, until the required lists and notices are submitted.
39. **SURVIVAL.** All representations and warranties and all obligations concerning record retention, inspections, audits, ownership, indemnification, payment, remedies, jurisdiction, venue, choice of law, and warranties shall survive the expiration, suspension, or termination of the Contract and continue in full force and effect.
40. **SUSPENSION.** The FMC may suspend this Contract at any time and for any reason by giving two (2) business day's written notice to the Contractor. The Contractor will resume work upon five (5) business day's written notice from the FMC.
41. **TERMINATION FOR CAUSE.** The FMC may terminate this Agreement immediately for cause by sending written notice to the Contractor. "Cause" includes without limitation any failure to perform any obligation or abide by any condition of this Agreement or the failure of any representation or warranty in this Agreement, including without limitation any failure to comply with the requirements of the City's Disadvantaged Business Enterprise program

and any failure to comply with any provision of City Code § 2-1120 or requests of the Office of Inspector General. If a termination for cause is subsequently challenged in a court of law and the challenging party prevails, the termination will be deemed to be a termination for convenience effective thirty (30) days from the date of the original written notice of termination for cause was sent to the challenging party; no further notice will be required.

42. TERMINATION FOR CONVENIENCE. The FMC may terminate this Contract at any time during the term of the Contract by giving the Contractor written notice of the FMC's intention to terminate at least thirty (30) days before the date of termination.

43. TERMINATION FOR NON-APPROPRIATION. This Contract will terminate immediately in the event of non-appropriation of funds sufficient to maintain this Contract without the requirement of notice and the FMC will not be liable for any amounts beyond the funds appropriated and encumbered for this Contract.

44. TERMS BINDING. The terms and conditions of the Contract are binding on any heirs, successors, transferees, and assigns.

45. WAIVER OF SICK AND ANNUAL LEAVE BENEFITS. It is expressly agreed and understood between the parties entering into this Contract that the Contractor, acting as an independent agent, shall not receive any sick and annual leave benefits from the City of New Orleans or French Market Corporation.

END OF ATTACHMENT "B"

Name of Bidder/Proposer: _____ has satisfied the requirements
specifications for the above referenced ITB/RFP/RFQ or solicitation by the City of New Orleans in the following manner:

(Please check the appropriate space)

- The bidder/proposer is committed to the contract goal of _____ % DBE utilization on this contract.
- The bidder/proposer is unable to meet the current DBE contract goal, however, is committed to a minimum of _____% DBE utilization on this contract and will submit documentation demonstrating good faith efforts in addition to this form. (Please complete and submit a DBE Compliance Form-2 along with all required supporting documentation)

Total Bid/Proposal Amount:	\$	1
Total proposed DBE Amount:	\$	

Bidder/Proposer's point-of-contact:

Name: _____ Title: _____ Phone: _____ Email: _____

DISADVANTAGED

**City of New Orleans, Louisiana
French Market Corporation
FMC RFQ 01-23
FMC REAL ESTATE APPRAISER OF RECORD
April 14, 2023**

Attachment “D”

TAX CLEARANCE AUTHORIZATION

Attachment "E"

CITY OF NEW ORLEANS
FRENCH MARKET CORPORATION
IDENTIFICATION OF SUBCONTRACTORS

STATE OF LOUISIANA

PARISH OF _____

Before me, the undersigned authority, came and appeared _____
_____, who, being first duly sworn, deposed and said that:

1. He/She is the _____ and authorized representative of _____
_____, hereafter called "Respondent."

2. The Respondent submits the attached proposal in response to FMC RFQ 01-23 FMC Real Estate Appraiser of Record

3. The Respondent hereby identifies the following persons, natural or artificial, who are retained by Respondent at the time the attached proposal is submitted and who are expected to perform work as subcontractors in connection with the Respondent's work for the FMC. Respondent hereby acknowledges and agrees that when new subcontractors not previously named are added to the project, they must be promptly identified to the FMC User Department within 48 hours of the change. The official change may not take place unless and until the FMC provides its written approval.

Person(s) and Company Name (if applicable)

Respondent Representative (Signature)

(Print or type name)

(Address)

Sworn to and subscribed before me, _____, Notary Public, this _____ day of _____, 202____.

Notary Public (signature)
Notary ID#/Bar Roll #

Attachment "F"

CONFLICT OF INTEREST DISCLOSURE AFFIDAVIT

STATE OF LOUISIANA

PARISH OF _____

Before me, the undersigned authority, came and appeared _____, who, being first duly sworn, deposed and said that:

1. He/She is the _____ and authorized representative of _____, hereafter called "Respondent."

2. The Respondent submits the attached proposal in response to FMC RFQ 01-23 FMC Real Estate Appraiser of Record.

3. The Respondent hereby confirms that a conflict(s) of interest exists/does not exist/may exist in connection with this solicitation which might impair Respondent's ability to perform if awarded the contract, including any familial or business relationships that the Respondent, the proposed subcontractors, and their principals have with city officials or employees. *(If a conflict(s) of interest exists and/or may exist, describe in a letter the nature of the conflict, the parties involved and why there is a conflict. Attach said letter to this form).*

Respondent Representative (Signature)

(Print or type name)

(Address)

Sworn to and subscribed before me, _____, Notary Public, this _____ day of _____, 20____.

Notary Public (signature)
Notary ID#/Bar Roll #