

City of Lauderdale, FL



Proposal:
RFQ 2024-019
STATE AND FEDERAL HOUSING PROJECT
MANAGEMENT FIRMS

February 29, 2024

CIVITAS, LLC

600 Salty Alley | Mount Pleasant, SC 29464
FEIN: 80-0443389 | UEI Number: MNU1A73ZJNX5



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ATTACHMENT "A"
PROPOSER'S QUALIFICATIONS STATEMENT

PROPOSER shall furnish the following information. Failure to comply with this requirement will render Bid non-responsive and shall cause its rejection. Additional sheets shall be attached as required.

PROPOSER'S Name and Principal Address:

CIVITAS, LLC

600 SALTY ALLEY MOUNT PLEASANT, SC 29464

Contact Person's Name and Title: Karl Erich Chatham, Owner

PROPOSER'S Telephone and Fax Number: 404-408-1256

PROPOSER'S License Number: N/A

(Please attach certificate of competency and/or state registration.)

PROPOSER'S Federal Identification Number: 80-0443389

Number of years your organization has been in business, in this type of work: 15

Names and titles of all officers, partners or individuals doing business under trade name:

The business is a: Sole Proprietorship ☐ Partnership ☐
 Corporation ☒

Name, address, and telephone number of surety company and agent who will provide the required bonds on this contract:

Blueprint Insurance Group, Inc

357 N Shelmore Blvd, 2nd Floor Mt Pleasant, SC 29464

843.216.8224

Have you ever failed to complete work awarded to you. If so, when, where and why?

No.

Have you personally inspected the proposed WORK and do you have a complete plan for its performance?

Yes.

Will you subcontract any part of this WORK? If so, give details including a list of each sub-contractor(s) that will perform work in excess of ten percent (10%) of the contract amount and the work that will be performed by each subcontractor(s).

No.

The foregoing list of subcontractor(s) may not be amended after award of the contract without the prior written approval of the Contract Administrator, whose approval shall not be reasonably withheld.

List and describe all bankruptcy petitions (voluntary or involuntary) which have been filed by or against the Proposer, its parent or subsidiaries or predecessor organizations during the past five (5) years. Include in the description the disposition of each such petition.

None

List and describe all successful Bond claims made to your surety (ies) during the last five (5) years. The list and descriptions should include claims against the bond of the Proposer and its predecessor organization(s).

N/A

List all claims, arbitrations, administrative hearings and lawsuits brought by or against the Proposer or its predecessor organizations(s) during the last (5) years. The list shall include all case names; case, arbitration or hearing identification numbers; the name of the project over which the dispute arose; and a description of the subject matter of the dispute.

N/A

List and describe all criminal proceedings or hearings concerning business related offenses in which the Proposer, its principals or officers or predecessor organization(s) were defendants.

N/A

Has the Proposer, its principals, officers or predecessor organization(s) been CONVICTED OF a Public Entity Crime, debarred or suspended from bidding by any government during the last five (5) years? If so, provide details.

No.

The PROPOSER acknowledges and understands that the information contained in response to this Qualification Statement shall be relied upon by CITY in awarding the contract and such information is warranted by PROPOSER to be true. The discovery of any omission or misstatement that materially affects the PROPOSER'S qualifications to perform under the contract shall cause the CITY to reject the Bid, and if after the award, to cancel and terminate the award and/or contract.

Spencer Christian

By



(Signature)



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To: City of Lauderhill's
Purchasing Department
5581 W. Oakland Park Blvd
Lauderhill, FL 33313

From: Civitas LLC
600 Salty Alley
Mount Pleasant, SC 29464

RE: RFQ 2024-019 STATE AND FEDERAL HOUSING PROJECT MANAGEMENT FIRMS

Civitas is pleased to present this proposal for professional services to the City of Lauderhill, FL to provide program oversight services and compliance technical assistance to the City's Housing Rehabilitation Grant Programs. We have a long-standing and productive relationship with the City staff; we look forward to working with your team again! Please find below a proposed scope of services we can offer and budget for providing assistance to the program described in the RFQ. In short, Civitas will work with City staff to review and update program design and internal policies and procedures, review and vet applications and send notice to proceeds, conduct HUD Environmental Reviews, maintain program oversight to ensure federal and state compliance requirements, and assist with reporting measures.

Our team is experienced in providing similar services of application intake, review, coordination, and program administration for rehab programs, as well as mortgage and rental assistance programs throughout the country. Our team has proven capable to provide ongoing remote assistance that meets program objectives, compliance requirements, and reporting metrics, assisting clients such as Jacksonville, FL; Hialeah, FL; Berkeley County, SC; and many others.

These services and associated costs are based on our understanding of the RFQ, but we are always happy to make adjustments at your request. Civitas is to ready to adhere to the services, costs, and timelines outlined in this proposal, and this signed cover letter binds the company for 60 days. Erich Chatham will serve as the primary contact person for this project. We look forward to furthering our working relationship with your staff and facilitating the provision of decent, safe, affordable housing to the citizens of Lauderhill.

Sincerely,

Karl Erich Chatham

Erich Chatham
Civitas, LLC
(843) 573-7825



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Firm Info

Firm Information

600 Salty Alley
Mount Pleasant, SC 29464
Phone: 843-573-7825

Experience

60 Years of combined
community development and
HUD experience

Firm Size

10 Full-time Employees

Firm Structure

Limited Liability Company

Year Founded

2009

Federal TAX ID Number

80-0443389

UEI Number

MNU1A73ZJNX5

Services

HUD Grant Technical Assistance
Homeless Solutions
Consolidated Plans
Annual Action Plans
Fair Housing Analyses
Continuum of Care TA
Environmental Reviews
Community Needs Assessments
Housing/Market Studies



Civitas, LLC

Mission and History

Civitas, LLC is a research and community development consulting firm specializing in HUD Grant technical assistance. We are in the business of thinking and doing. We help state & local governments, non-profit, and for-profit enterprises solve problems and implement solutions. Our knowledge and experience with HUD programs, grant compliance, social science research, economic development, environmental reviews, and community revitalization put us in a unique position to assist a consortium of public and private entities in better meeting their missions.

We bring a passion for public service to our work in areas such as affordable housing development, grant writing & administration, program evaluation, research design & implementation, social & economic impact analysis, survey research, GIS mapping/spatial analysis, regulatory compliance, and project management.

We have written hundreds of HUD Consolidated Plans, Annual Action Plans, Consolidated Annual Performance Reports, dozens of market research and community needs assessments. We are highly proficient in HUD program design, implementation, and compliance.

Civitas has also worked with numerous clients to provide technical assistance, training, and program compliance review. Our HUD grant experience is highly sought after and nationally recognized.

Civitas was founded in 2009 by Jimmy Ardis and Erich Chatham, two graduates of the College of Charleston's Masters of Public Administration program. Civitas has a 15-year long history of successful work performance with clients across the country. Erich Chatham is now the principal owner and his dedication and hard work developed Civitas into one of the foremost housing policy firms in the country, particularly with regard to HUD programs.



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Tab #2 – Statement of Capabilities

Over the last decade of business, Civitas has provided technical assistance and program management services to clients throughout the nation. Civitas possesses a comprehensive understanding of HUD programs and regulations, enabling us to address projects holistically. Our services span from consolidated planning to environmental reviews, financial risk assessments, and policy development. Specifically, we excel in formulating or refining policies and procedures for areas like CDBG, HOME, HOME-ARP, CDBG-CV, Davis Bacon, Section 3, and Lead-Based Paint. Our team provides best practice recommendations and design input for all HUD housing programs, economic development initiatives, homeless solutions, public services, and CHDOs. We've aided many jurisdictions in enhancing program compliance and design, and our offerings include program setup, project underwriting, HUD training, and more.

We have assisted multiple jurisdictions with applicant eligibility review for federal and local program administration, to include running the Emergency Rental Assistance Program (ERAP), local occupied homeowner housing and rental assistance programs, (TBRA) and small business assistance programs. We have a working knowledge and experience for developing (or updating) application packages, as well as completing eligibility reviews (via income certification, employment verification, and duplication of benefits assessment) to determine eligibility into the program. Our team's understanding of HUD compliance requirements for CDBG and HOME or state-run program requirements ensures our administration of these programs is conducted appropriately within the goals and limitations set forth by law and local policy.



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Tab #3 – Specific Related Experience of the Firm

Civitas offers HUD grant technical assistance and program management services nationwide. Our team has managed program setup, application intake, and execution for various rental, housing, and rehab programs. We have produced numerous Consolidated Plans, Annual Action Plans, HOME-ARP Allocation Plans, Analysis of Impediments to Fair Housing Choice, Environmental Reviews, and CDBG-DR Action Plans. Moreover, we have supported cities with program delivery from federal, local, or private funding sources. Using our vast experience, we deliver high-quality, compliant documents tailored to each grantee and improve jurisdictions' program management and internal policies through our technical assistance and consulting services. Our firm possesses the capacity and expertise to supplement and enhance the City's efforts.

With a robust understanding of federal and state programs and regulations, Civitas approaches projects from diverse perspectives, ensuring comprehensive solutions. From consolidated planning to environmental review and from financial risk assessment to policy development, our expertise spans multiple domains crucial for the City's strategic implementation and compliant reporting. We've aided numerous jurisdictions in program compliance and design reviews, ensuring improvements where necessary. Familiar with the intricacies of HUD compliance and financial management, we are adept at reporting for all HUD grant programs and training local staff to manage tasks beyond our contract.

Over the last few years of business, Civitas has provided technical assistance and program management services to a variety of jurisdictions, with a focus in Florida and the southeastern United States. Our team has managed construction program setup, application in-take, and program execution for several owner-occupied repair and rental rehab programs, including with the City of Sunrise, FL; Tamarac, FL; Miami Gardens, FL; and Hialeah, FL. We have assisted numerous jurisdictions with program delivery and administration of other federal, local, or private funding sources, to include a variety of U.S. Department of Housing and Urban Development (HUD) grant programs and managing the U.S. Department of Treasury Emergency Rental Assistance Program for the City of Jacksonville, FL; Berkeley County, SC; and Hialeah FL.

With that experience, we have established an efficient and effective process for developing high quality and compliant programs, to include coordination protocols, application setup, and writing standard operating procedures that are tailored to each grantee. We have contributed to improving jurisdictions' program management and internal policies and procedures with our shared technical assistance and consulting services across the spectrum of community development and housing programs. The firm has both the capacity and the relevant knowledge to supplement the City's staff.



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Experience Client List (Condensed)

Ongoing Technical Assistance

Anderson, SC
Horry County HOME Consortium, SC
Lauderhill, FL
N. Miami, FL
Miami Gardens, FL
Hialeah, FL
Broward County HOME Consortium, FL
Jersey City, NJ
Harrisburg, PA
Bristol Township, PA
Jacksonville, FL
Columbia, SC
Lexington County, SC
Spartanburg County, SC
Greenville, NC
Meriden, CT
Hudson County, NJ
Commerce City, CO
Bridgeport, CT
Homes of Hope, Inc
St. Cloud, FL
Colorado Springs, CO
Meriden, CT
Reno, NV
Castle Rock, CO
Thornton, CO
Adams County, CO
Lubbock, TX
Lowcountry COG, SC (Consortium)
Lower Savannah COG, SC (Consortium)
State of New Mexico

Analysis of Impediments

Horry County (Consortium), SC
Spartanburg, SC
Lexington County, SC
Columbia, SC
Wilmington, NC
Greenville, NC
Hialeah, FL
Commonwealth of Pennsylvania*
State of Michigan*
St. George, UT
Jersey City, NJ
Hudson County, NJ
Burlington, NC
Charleston, SC*
Lower Savannah COG (Consortium), SC
Bristol Township, PA
City of Jacksonville, FL
Broward County HOME Consortium, FL
Florence, SC
Berkeley County, SC
Harrisburg, PA
Council Bluffs, IA

Annual Action Plans & CAPERs

Horry County Consortium, SC
Spartanburg County, SC
City of Spartanburg, SC
Jacksonville, FL
Miami Gardens, FL
Bristol Township, PA
St. George, UT
Colorado Springs, CO
Hialeah, FL
Greenville, NC
Marin County, CA
Columbia, SC
Harrisburg, PA
Collier County, FL
Hudson County, NJ
Jersey City, NJ
Meriden, CT
Summerville, SC
Reno, NV
Broward County HOME Consortium, FL
Commerce City, CO
Stamford, CT
Hialeah, FL
Miami Gardens, FL
Benton Harbor, MI
Castle Rock, CO
Fort Pierce, FL
Sunrise, FL
Stratford, CT
Lubbock, TX

Environmental Reviews

Horry County, SC
Broward County, FL
Collier County, FL
Town of Davie, FL
Hialeah, FL
City of Anderson, SC
Miami Gardens, FL
Lexington County, SC
City of Jacksonville, FL
City of Greenville, NC
Harrisburg, PA
Port Arthur, TX
Lauderhill, FL
Meriden, CT
Westminster, CO

Consolidated Plans

Charleston, SC
Horry County (Consortium), SC
Columbia, SC
Spartanburg County, SC
City of Spartanburg, SC
St. George, UT
Lower Savannah COG, SC
Lexington County, SC
Greenville, NC
City of Jacksonville, FL
Bristol Township, PA
Hinesville, GA
Broward County (Consortium), FL
Burlington, NC
Hudson County, NJ
Colorado Springs, CO
State of New Mexico*
Jersey City, NJ
Meriden, CT
State of New Jersey*
Reno, NV
Stamford, CT
Hialeah, FL
Miami Gardens, FL
Benton Harbor, MI
Berkeley, SC
Castle Rock, CO
Fort Pierce, FL
Sunrise, FL
Council Bluffs, IA

Housing Needs & Market Assessments

Homes of Hope – Greenville, SC
City of Spartanburg, SC
Grand Strand Housing – Myrtle Beach, SC
Horry County, SC
Seewee Community, Charleston, SC
Jacksonville, FL
Adams County, CO
Commerce City, CO
Spartanburg, County, SC HNA

Affordable Housing Grant Programs

New America CDC
Homes of Hope, Inc
Community Redevelopment Associates
H.O.P.E. Ministries
Rebuilding Together
We Do Good Work, LLC
United Way of Piedmont
Genesis Homes, Inc
Florida Housing Coalition

*Subcontractor



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Key Staff

Erich Chatham, Principal Owner

Mount Pleasant, SC

Erich has 15 years of professional experience in the field and has worked on economic and community development projects with local governments, for-profits, and non-profits throughout New York, New Jersey, Pennsylvania, South Carolina, Florida, Utah, Georgia, Texas, and Colorado to name a few. He serves as a national technical assistance provider for the US Department of Housing and Urban Development and is a HOME Certified Specialist. In his role as a HUD TA Provider, Erich provides technical assistance to HUD grantees related to CDBG, CDBG-DR, HOME, and ESG program management. He has also conducted numerous IDIS and DRGR training workshops throughout the country.

Erich serves on numerous non-profit boards of directors including the Palmetto Community Land Trust, Grand Strand Housing and Community Development, the South Carolina Interagency Council on Homelessness and the Lowcountry Continuum of Care where he serves as the Chairman of the Governing Council. Erich received a Bachelor of Arts in History and Secondary Education Certification from Oglethorpe University in Atlanta, Georgia. He then taught high school economics and government and coached several sports for four years. He also holds a Master of Public Administration from the College of Charleston, with a focus on Economic Development and Urban Planning.

Spencer Christian, Director of Operations

Wahiawa, HI

Spencer transitioned to housing and community development consulting after serving 10+ years in the United States Navy as an intelligence officer. Having spent time in cities and military bases throughout the US, Middle East, and Asia, he brings a unique, multinational perspective to housing and development. He delivers value and insight to urban development projects by leveraging his military background in analysis, policy review, financial oversight, and project management. Spencer has a keen interest in affordable and fair housing as well as supporting urban sustainability technology and culture. He maintains oversight on all projects to ensure transparency, timeliness, and quality. Further, he provides grants management compliance including policies and procedures development for all Civitas projects.

Spencer continues to serve as an intelligence officer with the US Navy Reserves. Prior to his service, he taught high school French and coached basketball. He holds a Bachelor of Arts in French from Georgia College and State University. Spencer completed his Master of Science in International Affairs from Georgia Institute of Technology.



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Kari Dettmer, Affordable Housing and Grant Specialist

Myrtle Beach, SC

Kari has worked in the affordable housing industry for over a decade after earning a Bachelor of Arts in Psychology from Coastal Carolina University in 2010. She began her career as the Program Manager for Grand Strand Housing and Community Development Corporation, promoted to Executive Director in 2016. There, she administered a Tri-County Housing Rehabilitation Program utilizing SC State Housing Trust Fund, CDBG, HOME, and Federal Home Loan Bank of Atlanta. Kari also managed a HOME-funded Rental Housing Program in this role managing affirmative marketing, application in-take, execution of lease documents, coordination with local Housing Voucher providers, housing inspections, and comprehensive program compliance. Kari joined Civitas in 2019, to apply her expert knowledge in Housing Rehabilitation, Rental Housing, HUD Housing grant administration and compliance, and Lead-Based Paint Renovation policies and procedures for working lead safe, as an Affordable Housing and Grant Specialist. Kari has developed and administered multiple Emergency Rental Assistance Programs (ERAPs) for several jurisdictions and continues to lead efforts with several clients in program development and compliance.

Maggie Blake, Associate Consultant and CDBG Grant Specialist

Chicago, IL

Maggie joined Civitas in 2021, bringing professional experience in homeless services, grant-writing, non-profit operations, and development. She has quickly become a top expert of HUD grant programs and required compliance across all grants. Her work with Civitas includes CDBG, HOME, and ESG program technical assistance and client interface. She regularly assists clients with the completion of HUD ConPlans, Annual Action Plans, CAPERs, IDIS technical assistance, and stakeholder outreach. Maggie completed a two-year teaching service program while earning a master's degree in education from the University of Notre Dame. She transitioned to homeless services, working for the Pope Francis Center in the heart of downtown Detroit. Her work in homeless services gave her well-rounded expertise in non-profit operations and federal grant management.

Peter J. Neiger, Lead Analyst and ER Coordinator

Indianapolis, IA

Peter has eight years of professional experience in economic analysis, with five years specializing in housing policy issues. He will serve as the lead analyst on this project, a role he has excelled at on many similar projects. Some of these previous projects include ConPlans & AIs for Lubbock, TX; Irving, TX; Jacksonville, Florida; Charleston, South Carolina; and Greenville, North Carolina. Additionally, he has recently provided Environmental Review Technical Assistance for clients in Texas, Florida and North Carolina.

Peter has a Bachelor of Science in Economics from the College of Charleston. Before college, he joined the US Army where he served as an infantry paratrooper with the 82nd Airborne Division. Working with Civitas, Peter was a data analyst in Washington DC where he focused primarily on higher education reform. Peter currently serves on the Board of Directors for the Cape Fear Community Land Trust and is passionate about helping communities develop affordable sustainable housing.



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Kyle Jenkins, Homeless Solutions & ESG Grant Specialist

Myrtle Beach, SC

Kyle is an ESG grant specialist and helps run operations with ECHO. He has over 5 years of experience of developing and administering homeless housing programs, homeless services and homeless database management/ reporting. Director level experience with managing nonprofit organizations, projects and initiatives, while delivering mission-critical results at all levels including program development, budgeting, administration, strategic planning, reporting and evaluation, and developing/ maintaining strategic partnerships and relationships with government agencies and community partners. He is the co- manager on administering the Emergency Rental Assistance Program (ERAP) for the City of Jacksonville, FL.

Grace Orr, Associate Consultant - HUD Program Specialist

Charleston, SC

Grace has six years of experience in housing and community development. She has worked with local governments and nonprofits managing various sources of federal funding. She has experience with CoC, CDBG, ESG, and HOME funding. She provides technical assistance for program management, policy development, compliance, and reporting. Grace joined Civitas in 2021 as the lead manager administering the Berkeley County, SC Emergency Rental Assistance Program (ERAP) and supported program management for several other jurisdictions. Prior to joining Civitas, she worked with the Lowcountry Continuum of Care. During her time with the CoC, she assisted with the annual consolidated application, monitored programs, managed the Coordinated Entry System, and directed the Annual Point in Time Count. She has also worked with a nonprofit serving human trafficking victims to implement a Rapid Re-housing program and administer federal grants. Grace earned her Master of Business Administration in Finance from the College of Charleston and a Bachelor of Science in Public Health from The Ohio State University.

Melanie Tucker, Grant Program Assistant

Charleston, SC

Melanie joined the Civitas team as a parttime member in 2021 to assist with a variety of assistance programs and construction program application in-take and review. She provided Initial and Final review of applications for Emergency Rental Assistance Program (ERAP) for the City of Jacksonville, FL; Berkeley County, SC; and Horry County, SC. She is familiar with a variety of general and specific housing management programs to include Neighborly and Excel. She has vast experience with communicating via phone and email with applicants for both rental assistance and other programs.



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Similar Projects & Scopes

City of Jacksonville, FL:

- **Project:** Administration of the U.S. Department of Treasury Emergency Rental Assistance Program (*Program closed*)
- **Scope:** Program development, application in-take, application review, and application approval for assistance (8,000+ households assisted; \$60,501,005 expended since April 2021).
- **Key Personnel:** Erich Chatham, Kari Dettmer, Kyle Jenkins, Spencer Christian

City of Sunrise, FL

- **Project:** SHIP Owner-Occupied Rehabilitation Program (*Program ongoing*)
- **Scope:** SHIP Owner-Occupied Rehabilitation Program application in-take, application review, and income certification (~40 applications completed; ongoing project).
- **Key Personnel:** Erich Chatham, Kari Dettmer, Melanie Tucker

City of Tamarac, FL

- **Project:** CDBG-CV funded program for Mortgage, HOA fees, rent, and utility assistance (*Program closed*)
- **Scope:** HUD program general CDBG technical assistance, CDBG-CV application in-take and review (over 160 applications during in-take and evaluation)
- **Key Personnel:** Kari Dettmer

City of Lauderdale, FL

- **Project:** Owner-Occupied Housing Rehabilitation Construction Management (*Program in early stages*)
- **Scope:** Construction management services for owner-occupied housing rehabilitation program with the use of CDBG, HOME, SHIP, and ARPA funding (newer program; only seven files reviewed)
- **Key Personnel:** Kari Dettmer

Santee Lynches Council of Governments, SC

- **Project:** HOME Owner-Occupied Housing Rehabilitation Program (*Program in initial phase*)
- **Scope:** HOME-funded Owner-Occupied Housing Rehabilitation Program development, application in-take, income certification, procurement compliance and construction management (anticipated eligibility will be \$50k – \$125k per household)
- **Key Personnel:** Kari Dettmer, Melanie Tucker



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References

Client: Sunrise, Florida

Period of Performance: 2019 – Current

Project(s): 2020-2024 Consolidated Plan, HUD program Technical Assistance, 2020 Analysis of Impediments to Fair Housing Choice, *SHIP Owner-Occupied Rehabilitation Program*

Project Lead: Erich Chatham, Kari Dettmer

Point of Contact: Stephanie Hahn, Grants Administrator

SHahn@sunrisefl.gov | (954) 578-4767

Client: Jacksonville, Florida

Period of Performance: September 2017 – Current

Project(s): 2018 Consolidated Plan Substantial Amendment, CAPERs & Annual Action Plans, Neighborhood Strategic Counseling Services, Disaster Relief Program Consulting, HUD-program management, Environmental Reviews and related training, development of CDBG, HOME, ESG and HOPWA policy and procedure manuals, 2020 Analysis of Impediments, CARES Act amendment TA, *U.S Department of Treasury ERAP1 and ERAP2 program administration, in-take, compliance reporting*

Project Leads: Erich Chatham

Point of Contact: Tom Daly, Director of Neighborhoods Department

TDaly@coj.net | (904) 255-8204

Client: Lauderhill, Florida

Period of Performance: 2018 - Current

Project(s): 2020-2024 Consolidated Plan, HUD program Technical Assistance, 2020 Analysis of Impediments to Fair Housing Choice, HUD environmental reviews, CDBG Technical Assistance, *Owner-Occupied Housing Rehabilitation Construction Management*

Project Leads: Erich Chatham, Spencer Christian, Kari Dettmer

Point of Contact: Martha Duvall Grants Staff, Administration Department

mduvall@lauderhill-fl.gov | (954) 714-2181



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Tab #4 – Project Approach

Civitas will provide ongoing, remote, onsite technical assistance for all management and compliance aspects of the Rehab Program management, as well as other required assistance tied to our relevant knowledge and experience. This shall include unlimited remote technical assistance as well as site visits when requested by staff. Kari will serve as the lead the program administrator and primary contact for City staff. We are ready and able to provide the below services.

- **Manual:** Civitas will review the City's existing program guidelines and make policy recommendations and program design changes (as needed) to meet federal, state, county and local regulations.
- **Trilingual Capabilities:** We can provide program document translations. If in person or phone translations are needed, further coordination will need to be done ahead of time.
- **Project Files:** Our team can create project files that meet applicable FHFC and HUD requirements regarding maintenance of documentation for monitoring and auditing purposes.
- **Review and Approval:** We can assist in-take and vet client applications to confirm applicant's financial and eligibility status.
- **Environmental Review:** Our team has a long history of providing HUD Environmental Reviews (Tier II) and we will be ready to assist the City prior to rehabilitation commencing.
- **Rehabilitation:** Civitas can assist with the following aspects of rehabilitation to:
 - Perform title searches for each applicant to be assisted.
 - Keep updated contractor's list provided by the City with all eligible requirements including proof of insurance, verification with the Excluded Parties Listing Systems, and Florida Contractor's State License Board. Consulting team shall also obtain all subcontractors hired by the contractor for each recipient and ensure that the release of liens, payment confirmation, and debarment checks are included in each file assisted.
 - Prepare mortgage and note documents for recording and homeowner/city agreement. Recordation is completed by the City.
- **Photos:** Civitas will work remotely, but can coordinate onsite photography
- **Property Standards:** Civitas can assist with compliance policy, but not conducting building code inspections/
- **Energy Efficiency:** Civitas does not have capability to conduct this task outside of policy development and monitoring.
- **Lead-Based Paint:** We are very familiar with requirements, but do not have the capability to conduct renovation, repair, etc.
- **Final Inspection:** Civitas does not conduct inspections, but can monitor for project management.



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- **Final Documentation:** Civitas can assist with this task to ensure that property warranty information is provided to the homeowner and have them sign a notice to this effect.
- **Reporting:** Civitas can assist with the following components of reporting:
 - Property location & activity
 - Funding source budgeted and expended (all funding sources)
 - Beginning and ending dates of activities
 - Other data needed to support HUD and FHFC reporting requirements and performance measures
 - Income, family composition, and other information required to document eligibility
- **Disputes:** Civitas needs further clarification our role for this task, but we can handle all documentation verification and resolve potential issues with that aspect.



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Tab #5 – RFQ Attachments

I. REQUIRED FORMS

Proposer Check List

Please indicate by (☐) that you have included the following documentation with your proposal:

(X) The Proposer shall submit proof that the company is authorized to do business in the State of Florida

() If Proposer is MBE/WBE, please include a copy of the certificate from the Department of Management Services with the proposal

(X) Proposer has reviewed all the insurance requirements and is able to meet the requirements

The following are forms that must be executed and returned with your submittal:

Proposer's Check List

Submittal Signature Form

Drug-Free Workplace

Public Entity Crime Information

Non-Collusion Affidavit

Statement of Organization

Conflict of Interest Form

Consultant Affidavit

Certification Regarding Debarment

Certification for Disclosure of Lobbying Activities

Truth-In-Negotiation Certification

COMPANY: CIVITAS, LLC _____

SIGNATURE:  _____

ATTACHMENT "B"
NON-COLLUSIVE AFFIDAVIT

STATE OF South Carolina

COUNTY OF Charleston

Spencer Christian being first duly sworn deposes and says that:

BIDDER CI VI TAS LLC is a representative the
(Owner, Partner, Officer, Representative or Agent)

BIDDER is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

Such Bid is genuine and is not a collusive or sham Bid;

Neither the said BIDDER nor any of its officers, partners, owners, agents, representative, employees or parties in interest, including this affidavit, have in any way colluded, conspired, connived or agreed, directly or indirectly, with any other BIDDER, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted; or to refrain from bidding in connection with such Contract; or have in any manner, directly or indirectly, sought by agreement or collusion, or communications, or conference with any BIDDER, firm, or person to fix the price or prices in the attached Bid or any other BIDDER, or to fix any overhead, profit, or cost element of the Bid Price or the Bid Price of any other BIDDER, or to secure through any collusion conspiracy, connivance, or unlawful agreement any advantage against (Recipient), or any person interested in the proposed Contract;

The price of items quoted in the attached Bid are fair and proper and are not tainted by collusion, conspiracy, connivance, or unlawful agreement on the part of the BIDDER or any other of its agents, representatives, owners, employees or parties in interest, including this affidavit.

By Spencer Christian

Subscribed and sworn to before me this 28 day of February, 2024.



Karen Chatham
Notary Public (Signature)

My Commission Expires:
June 9, 2033

ATTACHMENT “C” COST SCHEDULE

Cost Proposal

Fee for Services

Civitas will be available for ongoing technical assistance on an *as-needed* basis at the below hourly rate or flat fees. Please note the flat fees for ConPlan and AI may require an amendment or separate approval if the city agrees to the above yearly amount.

\$150/hour

- Erich Chatham
- Spencer Christian
- Peter Neiger
- Kyle Jenkins
- Vern Xiong

\$135/hour

- Maggie Blake
- Kari Dettmer
- Grace Orr

\$100/hour

- Melanie Tucker

Flat Rate Items

For the below services, Civitas charges the following flat rates. For all other services mentioned in scope, Civitas will charge an hourly rate as specific City needs will dictate the total estimated hours to complete.

- Consolidated Plan (full development) - \$30,000 (includes one site visit)
- Analysis of Impediments to Fair Housing Choice (full development) - \$25,000
- Site Visit - \$3,500 One Day (all-inclusive flat rate per person)
- HUD Environmental Reviews (*see following page*)



www.civitassc.com

Environmental Review: Timeframe and Costs

Service	Price	Estimated Timeline
Standard Reviews		
Exempt/CENST	\$250	1-2 business days
CEST (One Site)	\$3,000	50-75 days
CEST (Each Additional Sites)	\$400	N/A
EA (One Site)	\$4,000	90-120 days
EA (Additional Sites)	\$600	1-2 business days
Tiered Reviews		
CEST Tier I	\$3,500	45-60 days
CEST Tier II	\$400-\$600*	Varies
EA Tier I	\$5,000	75-90 days
EA Tier II	\$300-\$1,000 *	Varies
Compliance Steps		
5-Step Decision Making Process	\$400	Does not alter original timeline.
8-Step Decision Making Process	\$1,000	
Site Inspection and Photos	\$2,500-\$4,250*	
Additional Services		
HEROS Upload	\$500**	1-2 business days
Re-Evaluation	\$150/hr	Varies
ER Policies and Procedures	\$2,000	30-40 days
Central File Development	\$250	5-7 days
Virtual Training	Varies	Varies

*The price for completing these tasks will vary depending on the project details and will be confirmed prior to completion.

** Reduced price when included with the completion of an environmental review.

ATTACHMENT "D"

CONFIRMATION OF DRUG-FREE WORKPLACE

In order to have a drug-free workplace program, a business shall:

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibitions.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or Contractual services that are under Bid a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employee that, as a condition of working on the commodities or Contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Chapter 893 or of any controlled substance law of the United States or any State, for a violation occurring in the workplace no later than five (5) days after the conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

A signed copy of your Drug-Free Workplace Policy must be attached to this signed copy and submitted with the Bid Documents.

As the person authorized to sign the statement, I certify that this firm complies fully with the above requirements.



Vendor's Signature


ATTACHMENT "E"
SIGNATURE PAGE

The undersigned attests to his (her, their) authority to submit this Submittal and to bind the firm(s) herein named to perform as per agreement. Further, by signature, the undersigned attests to the following:

1. The Proposer is financially solvent and sufficiently experienced and competent to perform all of the work required of the Proposer in the Contract;
2. The facts stated in the Proposer's response pursuant to Request for Submittals, instructions to Proposer and Specifications are true and correct in all respects;
3. The Proposer has read and complied with, and submits their proposal agreeing to all of the requirements, terms and conditions as set forth in the Request for Proposals.
4. The Proposer warrants all materials supplied by it are delivered to the CITY of Lauderhill, Florida, free from any security interest, and other lien, and that the Proposer is a lawful owner having the right to supply the same and will defend the conveyance to the CITY of Lauderhill, Florida, against all persons claiming the whole or any part thereof.
5. **Proposer understands that if a team is short listed and selected to make oral presentations to the selection committee and/or CITY, only the team members evaluated in the written submissions may present at the oral presentations. Any changes to the team at the oral presentations will result in that team's disqualification.**
6. The undersigned certifies that if the firm is selected by the City the firm will negotiate in good faith to establish an agreement.
7. Proposer understands that all information listed above may be checked by the City of Lauderhill and Proposer authorizes all entities or persons listed above to answer all questions. Proposer hereby indemnifies the City of Lauderhill and the persons and entities listed above and holds them harmless from any claim arising from such authorization or the exercise thereof, including the dissemination of information pursuant thereto.

Submitted on this 28 day of Feb, 2024

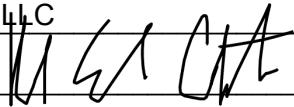
(If an individual, partnership, or non-incorporated organization)



Witness Spencer Christian

Printed Director of Operations

Title _____

CIVITAS, LLC
Company _____
By 

Printed Name, Title Karl Erich Chatham, Owner

Printed Name, Title _____

(If a corporation, affix seal)

Company _____
By _____

Printed Name, Title _____

Attested by Secretary

Incorporated under the laws of the State of South Carolina.

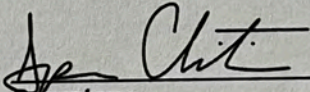
CERTIFICATE
(For Corporation)

I HEREBY CERTIFY that a meeting of the Board of Directors of CIVITAS, LLC, a corporation under the laws of the State of South Carolina held on February 25, 2024, the following resolution was duly passed and adopted:

"RESOLVED, that Spencer Christian, as Director of Operations of the Corporation, is hereby authorized to execute the Bid Form dated February 28, 2024, between the City of Lauderhill, Florida, and this Corporation, and that the execution thereof, attested by the Secretary of the Corporation and with corporate seal affixed, shall be the official act and deed of this Corporation".

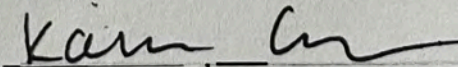
I further certify that said resolution is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand this 26 day of Fds, 2024


Secretary

~~STATE OF FLORIDA~~ South Carolina
COUNTY OF Charleston

Sworn to and subscribed before me on this 28 day of February, 2024
by Spencer Christian who ☒ is personally known to me or who ☐ has presented the following type of identification: _____.


Signature of Notary Public, State of Florida



Notary seal (stamped in black ink)
OR
Printed, typed or stamped name of Notary and
Commission Number




DEBARMENT CERTIFICATION FORM

The Contractor certifies that neither the Contractor firm nor any owner, partner, director, officer, or principal of the Contractor, nor any person in a position with management responsibility or responsibility for the administration of federal funds:

- a) Is presently debarred, suspended, proposed for debarment, and declared ineligible or voluntarily excluded from covered transactions by any federal or state department/agency;
- b) Has within a three-year period preceding this certification been convicted of or had a civil judgment rendered against it for: commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract (federal, state, or local); violation of federal or state antitrust statutes; or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements or receiving stolen property;
- c) Is presently indicted for or otherwise criminally or civilly charged by a governmental entity (federal, state, or local) with the commission of any of the offenses enumerated in paragraph (b) above; or
- d) Has within a three-year period preceding this certification had one or more public transactions or contracts (federal, state, or local) terminated for cause or default.
- e) The Contractor is "Actively" registered with Service for Award Management (SAM), and has been assigned the following Unique Entity Identifier (UEI) Number:
MNU1A73ZJNX5 (provide number here).

The Contractor further certifies that it shall not knowingly enter into any transaction with any subcontractor, material supplier, or vendor who is debarred, suspended, declared ineligible, or voluntarily excluded from covered transactions by any federal state department/agency.

Dated this 28 day of February, 2024

By 
Authorized Signature for Contractor

Spencer Christian, Director of Operations
Printed Name and Title



CIVILLC-01

CLOWDER

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

3/8/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Blueprint Insurance Group, Inc. 357 N Shelmore Blvd., 2nd Floor Mount Pleasant, SC 29464	CONTACT NAME:		
	PHONE (A/C, No, Ext): (843) 216-8224	FAX (A/C, No): (843) 216-8224	
	E-MAIL ADDRESS: information@blueprotects.com		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Ohio Security Insurance Co		24082
INSURED Civitas, LLC 600 Salty Alley Mount Pleasant, SC 29464	INSURER B : United States Liab Ins Co		
	INSURER C :		
	INSURER D :		
	INSURER E :		
	INSURER F :		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		BKS59991708	4/15/2021	4/15/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 15,000
							PERSONAL & ADV INJURY	\$ 1,000,000
	GENERAL AGGREGATE	\$ 3,000,000						
	PRODUCTS - COMP/OP AGG	\$ 3,000,000						
							\$	
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			BKS59991708	4/15/2021	4/15/2022	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
							\$	
	UMBRELLA LIAB EXCESS LIAB DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE	\$
							AGGREGATE	\$
								\$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		XWS57273710	5/15/2021	5/15/2022	PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>	
							E.L. EACH ACCIDENT	\$ 1,000,000
							E.L. DISEASE - EA EMPLOYEE	\$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	\$ 1,000,000
B	Professional Liabili			SP1018584J	10/8/2021	10/8/2022	Ea Claim	1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

CANCELLATION

City of Lauderdale
5581 W. Oakland Park Blvd
Lauderhill, FL 33313

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE