

CONTRACT FOR HOUSING INSPECTION/RISK ASSESSMENT SERVICES
CITY OF ARKANSAS CITY
2025 CDBG HOUSING REHABILITATION GRANT

THIS CONTRACT is entered into this ____ day of _____, 2025 by and between The City of Arkansas City, Kansas, Party of the First Part, hereinafter referred to as “City” and the South Central Kansas Economic Development District, Inc. (SCKEDD) a non-profit Kansas corporation under the laws of the State of Kansas, Party of the Second Part, hereinafter called “SCKEDD”.

SCKEDD hereby agrees to provide Professional Housing Inspection/Risk Assessment services to the City under the City’s proposed 2025 Community Development Block Grant (CDBG) Application for Housing Rehabilitation and Reconstruction, to be funded by a grant from the Kansas Department of Commerce (KDOC) to the City. The services to be provided are outlined in the attached Exhibit “A” and hereby incorporated into this contract and made a part hereof. SCKEDD’s official agent for this contract is its Executive Director.

SCKEDD further agrees to the following:

1. SCKEDD will provide the City, the Kansas Department of Commerce, or the Comptroller General through any authorized representative, the access to, and the right to examine, SCKEDD’s records, books, papers, or documents related to the contract.
2. SCKEDD will provide safeguards to prohibit employees from using their positions for a purpose that is, or gives the appearance of being, motivated by a desire for private gain for themselves, or others, particularly those with whom they have family, business, or other ties.

SCKEDD further agrees to abide by the following State and Federal Regulations:

1. Title VI of the Civil Rights Act of 1964.
2. Title VIII of the Civil Rights Act of 1968, as amended by the Housing Act of 1974.
3. Section 109, Housing and Community Development (HCD) Act of 1974, as amended.
4. Section 3 of the Housing and Urban Development Act of 1968, as amended through 1994, and implemented by 24 CFR 135.
5. Section 503 of Rehabilitation Act of 1973, as amended.
6. Section 504 of the Rehabilitation Act of 1973, as amended.
7. Age Discrimination Act of 1975, as amended.
8. Executive Order 11063 (1962).
9. Executive Order 11246 (1965), as amended.
10. 24 CFR 85, as modified by CFR 570, Subpart J.
11. Title I of the Housing and Community Development Act of 1974, as amended.
12. Section 519, Public Law 101-144 (1990 HUD Appropriation Act).
13. Cranston-Gonzales National Affordable Housing Act (Sections 906 and 912).
14. Kansas Act Against Discrimination; and
15. Fair Housing Amendment Act of 1988.

CONTRACT FOR HOUSING INSPECTION/RISK ASSESSMENT SERVICES
CITY OF ARKANSAS CITY
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These items are described in more detail in Section 10, Appendix “B” of the Kansas Small Cities Community Development Block Grant Program Grantee Handbook. These pages are attached hereto as Exhibit “B” and hereby incorporated into this contract and made a part hereof.

The City agrees, as related to this contract, to assume the following duties and obligations:

1. To pay SCKEDD according to the following fee schedule for services:

A. Housing Quality Standards Inspections, per dwelling..... \$800.00
(This price includes all written reports, cost estimates, initial inspections, and final inspections per rehabilitated house.)

B. Lead-Based Paint Risk Assessments, per dwelling..... \$1,000.00
(This price includes all written reports per rehabilitated house, as well as any charges for scientific analysis.)

C. Lead-Based Paint Clearance, per dwelling..... \$300.00
(This price includes all written reports per rehabilitated house, as well as any charges for scientific analysis.)

D. Demolition inspection, per dwelling (if required) \$500.00
(This price includes all written reports, cost estimates, and initial asbestos inspections, per dwelling unit to be demolished.)

Unit prices (if needed)

1. Additional site visits, per visit:	\$100.00
2. Additional paint, soil, dust or water samples:	\$300.00
3. Additional XRF paint testing, per structure:	\$150.00

2. During the course of, and for all activities relating to this contract, to appoint an authorized grant liaison with whom SCKEDD is to work.

It is further agreed that at any time during the contract, should either party to this contract become dissatisfied with the provisions of the contract, or the execution of duties as set forth herein, they may request from, and will be granted by, the other party a renegotiation of terms. This request must take the form of a written notification detailing the reasons for complaint. If thirty (30) days after the receipt of the request for renegotiations, the renegotiations have not been resolved, this contract will be declared null and void from that date, subject to the payment of SCKEDD's expenses to date by the City.

It is further agreed that in the event the grant is not forthcoming, SCKEDD will be paid by the Kansas Department of Commerce for its time and expenses up to the date the grant is canceled.

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CITY OF ARKANSAS CITY
2025 CDBG HOUSING REHABILITATION GRANT

It is further agreed that no provision herein set forth shall be construed to mean that SCKEDD shall assume from the City any direct responsibility to the Kansas Department of Commerce as detailed in the City's Grant Agreement for the above-referenced grant, other than that of an agent of the City.

This contract will be in effect until grant closeout procedures, except the audit, have been completed.

SCKEDD and the City have agreed to the terms of this contract executed this ____ day of _____, 2025, as evidenced by the following affixed signatures.

CITY OF ARKANSAS CITY, KANSAS

SOUTH CENTRAL KANSAS ECONOMIC
DEVELOPMENT DISTRICT, INC.

Chad Beeson
Mayor, City of Arkansas City

Bill Lampe
Executive Director, SCKEDD

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EXHIBIT A
HOUSING INSPECTION AND RISK ASSESSMENT SERVICES

**SCOPE OF HOUSING INSPECTOR/RISK ASSESSOR REPONSIBILITIES FOR
CDBG HOUSING REHABILITATION AND RECONSTRUCTION GRANT
CITY OF ARKANSAS CITY**

1. Conduct initial inspections of each unit using the HUD Section 8 form, the Housing Quality Standards, and the local building code.
2. Provide a written Lead Paint Risk Assessment in conformance with HUD and the KDHE standards.
3. Prepare a line-item bid sheet for each unit that will be rehabilitated with detailed specifications for all needed repairs. This written report will include a sub-section that will list all interim control measures needed to comply with all regulations governing lead-based paint interim controls and paint stabilization.
4. Work with the Project Administrator to schedule a walk through/bid tour for all interested contractors.
5. Work closely with the Project Administrator and the City of Arkansas City to assure a smooth bid process and to evaluate all the bids received.
6. Perform regular interim inspections of all work sites.
7. Prepare written change orders when needed during the construction phase.
8. Conduct Final Inspections of each unit to assure compliance with all work specifications and the corresponding requirements of each agency. The property owner will be encouraged to participate in each Final Inspection. In the event that any work has to be corrected, or changed, another Final Inspection visit will take place.
9. Clearance testing of each unit will be performed in conjunction with the Final Inspection. In the event that any work has to be corrected, or changed, another clearance test will be performed.

SCKEDD understands that the above is not an all-inclusive list. SCKEDD assures that all items required by the Kansas Department of Commerce, to comply with their CDBG Program for housing inspection/risk assessor services will be provided and completed by SCKEDD to KDOC's satisfaction.

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CITY OF ARKANSAS CITY
2025 CDBG HOUSING REHABILITATION GRANT

EXHIBIT B
CDBG STATE AND FEDERAL REGULATIONS

SECTION 10, APPENDIX B

SUMMARY OF CIVIL RIGHTS LAWS, EXECUTIVE ORDERS, AND REGULATIONS
(Applicable to construction)

CDBG grantees must ensure all project activities will be administered in compliance with all civil rights laws and regulations. The following are summaries of those parts of the civil rights laws and regulations applicable to CDBG activities.

Title VI of the Civil Rights Act of 1964 provides that no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance.

Title VIII of Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental and financing of dwellings based on race color, religion, sex or national origin. Title VIII was amended in 1988 (effective March 12, 1989) by the Fair Housing Amendment Act, which: expanded the coverage of the Fair Housing Act to prohibit discrimination based on disability or on familial status (presence of child under age of 18, and pregnant women); established new administrative enforcement mechanisms with HUD attorneys bringing actions before administrative law judges on behalf of victims of housing discrimination; and revised and expanded Justice Department jurisdiction to bring suit on behalf of victims in Federal district courts.

Section 109, Housing and Community Development (HCD) Act of 1974, as amended, provides that no person in the United States shall, on the grounds of race, color, national origin, religion, or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity funded in whole or in part with funds made available under Title I of the Housing and Community Development Act of 1974.

Section 504 of the Rehabilitation Act of 1973, as amended provides for nondiscrimination of an otherwise qualified individual solely on the basis of his/her handicap in benefiting from any program or activity receiving federal financial assistance. All recipients must certify to compliance with all provisions of this Section.

Age Discrimination Act of 1975. No person in the United States shall, on the basis of age, be excluded from participation in, be denied the benefits of, or subjected to discrimination under, and program or activity receiving federal financial assistance.

Executive Order 11063, as amended, directs all departments and agencies to take all action necessary and appropriate to prevent discrimination in housing and related facilities owned or operated by the federal government or provided with federal financial assistance and in the lending practices with respect to residential property and related facilities (including land to be

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CITY OF ARKANSAS CITY
2025 CDBG HOUSING REHABILITATION GRANT

developed for residential use) of lending institutions, insofar as such practices relate to loans insured or guaranteed by the federal government.

Kansas Act Against Discrimination. It is a policy of the State of Kansas that requires all employers, labor organizations, employment agencies, realtor, financial institutions, or other persons covered by this Act to assure equal opportunities and encourage every citizen regardless of race, religion, color, sex, age, physical disability, national origin, or ancestry, to secure and hold – without discrimination, segregation, or separation – employment in any field of work or labor for which they are properly qualified, the opportunity for full and equal public accommodations, and to assure full and equal opportunities in housing.

Section 3 of the Housing and Urban Development Act of 1968, as amended, provides that, to the greatest extent feasible, opportunities for training and employment shall be given to recipients of public housing and lower income residents of the unit of local government or the metropolitan area (or non-metropolitan City) in which the project is located, contract work in connection with such projects shall be awarded to business concerns which are owned in substantial part by persons residing in the same metropolitan area (or non-metropolitan City) as the project, employ Section 3 residents in full-time positions, or subcontract with businesses which provide economic opportunities to lower income persons.

Executive Order 11246, as amended, provides that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin in any phase of employment during the performance of federal or federally assisted construction contracts in excess of \$10,000. The following civil rights requirements also apply to CDBG grantee performance: grantees shall comply with Executive Order 11246, as amended by Executive Order 12086, and the regulations issued pursuant thereto (41 CFR Chapter 60) which provide that no person shall be discriminated against on the basis of race, color, religion, sex, or national origin in all phases of employment during the performance of federal or federally-assisted construction contracts. As specified in Executive Order 11246 and the implementing regulations, contractors and subcontractors on federal or federally assisted construction contracts shall take affirmative action to ensure fair treatment in employment, upgrading, demotion or transfer, recruitment or retirement advertising, layoff or termination, rates of pay, or other forms of compensation and selection or training and apprenticeship.

Section 503 of the Rehabilitation Act of 1973, as amended, provides for the nondiscrimination in contractor employment. All recipients of federal funds must certify to the following through all contracts issued:

Affirmative Action for Handicapped Workers

1. The contractor will not discriminate against any employee in regard to any position for which the employee or applicant for employment is qualified. The contractor agrees to make affirmative action to employ, advance in employment and otherwise treat qualified handicapped individuals without discrimination based upon their physical or mental

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CITY OF ARKANSAS CITY
2025 CDBG HOUSING REHABILITATION GRANT

handicap in all employment practices such as the following: Employment upgrading, demotion or transfer, recruitment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeships.

2. The contractor agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
3. In the event of the contractor's noncompliance with the requirements of this clause, action for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
4. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices in the form to be prescribed by the Director, provided by or through the contracting officer. Such notices shall state the contractor's obligation under the law to take affirmative action to employ and advance in employment qualified handicapped employees and applicants for employment, and the rights of applicants and employees.
5. The contractor will notify each labor union or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the contractor is bound by the terms of Section 503 of the Rehabilitation Act of 1973 and is committed to take affirmative action to employ and advance in employment physically and mentally handicapped individuals.
6. The contractor will include the provisions of this clause in every subcontract or purchase order of \$2,500 or more unless exempted by rules, regulations, or orders of the Secretary issued pursuant to Section 503 of the Act, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontractor or purchase order as the Director of the Office of Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

Section 912 of the Cranston-Gonzales National Affordable Housing Act, as amended, Section 109 (a) of the HCD Act prohibits discrimination on the basis of religion.