



**CITY OF DETROIT
OFFICE OF CONTRACTING &
PROCUREMENT
REQUEST FOR QUOTES
CITY OF DETROIT DEMOLITION PROGRAM:
RESIDENTIAL**

RFQ NO. 186084

ADVERTISE DATE	September 11, 2025
MINIMUM VENDOR REQUIREMENTS:	Must be prequalified by the City of Detroit's Office of Contracting and Procurement.
QUESTION DEADLINE	12:00 p.m. September 12, 2025 Submitted via Oracle Supplier Portal Questions will not be received in any other format or after the deadline.
BID CONFERENCE	NONE
CONTACT:	Shekia Sewell (SewellS@detroitmi.gov)
BID DUE DATE	September 15, 2025 1:00 P.M. Eastern Standard Time Submitted via Oracle Supplier Portal
BID OPENING:	NONE

BID COMMENTS:

Some columns on the Property Information Sheet provide supplemental information only and are intended to assist in the evaluation process. Some data provided in these columns may be missing or incorrect. Those columns include Units, Year Built, Floor Area, and Parcel Square Footage. Respondents are responsible for conducting their own due diligence prior to bidding on these packages, including, but not limited to, conducting site visits to evaluate site conditions that could dictate means and methods of demolition. The successful vendor must complete all work included under this RFQ within one hundred and twenty (120) calendar days.



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1. INTRODUCTION

The City of Detroit Office of Contracting and Procurement (OCP) thru the Detroit Demolition Department respectfully request proposals from qualified vendors for the abatement and demolition of residential properties.

The intent of this Request for Quotes (RFQ) is to openly and responsibly procure the services of the qualified vendor.

The City of Detroit will evaluate all properties listed under this RFQ individually, and reserves the right to award each group to a different vendor, all groups to one vendor, or any combination of groups to a particular vendor.

2. MINIMUM QUALIFICATIONS

Quotes will only be accepted from firms prequalified by the City of Detroit Office of Contracting and Procurement. Demolition will be in accordance with the City of Detroit Demolition Program and the Scope of Services pertaining to this RFQ.

3. ADHERENCE TO TERMS OF QUOTES/TERMS OF PERFORMANCE

A Quote once accepted by the City of Detroit, may become a binding contractual obligation of the respondent. The failure of a successful respondent to accept this obligation and to adhere to the terms of the respondent's Quote may result in rejection of the Quote and the cancellation of any provisional award to the respondent.

The successful vendor must complete all work included under this RFQ within one hundred and twenty (120) calendar days of a Notice to Proceed. For the purposes of this stipulation, "complete" shall mean that (a) all properties included in this RFQ have been abated and demolished and received a final/winter grade approval AND (b) all invoices associated with this work are complete and correct and submitted to the City of Detroit and DBA with all required documentation. Invoices shall not be dated prior to final grade approval.

4. REJECTION OF QUOTES

The City of Detroit expressly reserves the right to reject any and all Quotes, waive any non-conformity, re-advertise for Quotes, to withhold the award for any reason the City determines and/or to take any other appropriate action that is in the best interest of the City.

5. SUPPLIER RESOURCE FOLDER

The City of Detroit has prepared a publicly available resource folder for review and download. Suppliers may access the resource folder through the following link:

<https://detroitmigo.gov.box.com/s/pa2mzp83vcq1kcs42fo2co23ojjc4em>

The folder contains the policies and protocols for the Demolition Program and also includes informational resources for suppliers. Suppliers must review all pertinent documents prior to submitting a response to this RFP.

6. ELIGIBILITY TO BID/RESPOND

City of Detroit, Demolition Program Pre-Qualified Suppliers are strongly encouraged to determine their eligibility to (bid on) submit proposals in response to this RFP.

Interested vendors may review the Demolition Program discipline policies through the following link:

<https://detroitmi.gov.box.com/s/2ny4bjkd1qgqshmcjraqpydgn6h25az>

7. COMPLIANCE WITH THE SCOPE OF SERVICES

The work solicited under this Request for Quotes is subject to the Scope of Services: Demolition of Residential Properties, associated with this notice. By responding to this RFQ, vendors acknowledge familiarity with and acceptance of the Scope of Services.

The Scope of Services for this RFQ is provided under a separate cover. Interested vendor may obtain a copy of the Scope of Services for this RFQ through the City of Detroit Oracle Supplier Portal system.

There have been several significant changes to the Scope of Services. Respondents assume all responsibility for thoroughly reviewing and understanding the Scope of Services associated with this RFQ prior to submitting a Quote.

8. PROPERTY GROUPS & SITEDOCUMENTATION

All properties associated with this RFQ are identified on the Price Sheets and Property Info Sheet. Each property group has its own Price Sheet and Property Info Sheet.

Interested vendors may access the Hazardous/Regulated Materials Survey and Inspection Report for all properties included in this RFQ through the link provided on the Property Info Sheet. Parcel-based data will also be included in this RFQ on the supplemental Property Info Sheet. If you cannot successfully click the ASB Document URL, please right-click where it says "Click Here" and then click Copy Link Location, and paste this link into your browser URL.

Respondents assume all responsibility for thoroughly reviewing and understanding any documentation associated with the sites included in the group they are bidding on prior to submitting a Quote.

9. HYDRANT FEES & DISCONNECTION OF WATERSERVICES

Effective with this procurement, the Contractors are not responsible for the cost related to any permits (i.e. wrecking or hydrant) required to perform any aspect of the Scope of Services, and Contractors should not include any costs for permits in their bid prices.”

If the hydrant fails, the Contractor shall be responsible for the hydrant re-inspection fee of \$134.00

The awarded vendor is authorized and required to disconnect the service line(s) to the properties identified in the Property Information Sheet(s). The service line(s) size(s) are indicated for the properties that the awarded vendor is required to disconnect.

The Detroit Water and Sewerage Department (DWSD) has disconnected water services for all other properties.

10. EVALUATION CRITERIA

- A. Respondents must provide correct and complete copies of all required documents identified in Section XII.A. of this RFQ. The City of Detroit and DBA may consider any submittal with a(n) alternate, incorrect, or missing document as non-responsive.
- B. Following receipt of the vendor’s Quote, a City designated evaluation committee will evaluate each response.

Selections will be made based on materials submitted in response to the RFQ.
The following method will be used to make an award(s)

The RFQ will be awarded based on the lowest, responsive and responsible bid price with consideration to local preferences.

Equalization Factor

Please see Equalization Credit Statement

11. CLARIFICATIONS, MODIFICATIONS, OR AMENDMENTS TO THIS RFQ

The City of Detroit reserves the right to clarify, modify, or amend this RFQ at any time prior to the award.

The City of Detroit will post any clarifications, modifications, or amendments to this RFQ via Addendum on the City of Detroit Oracle Supplier Portal system.

12. CONTRACT APPROVAL

Upon contract award, the City and the respondent shall execute a Contract, which shall be in compliance with the City of Detroit Demolition program. No contract shall become effective until the contract has been approved by the required City Departments, Detroit City Council and/or FRC and signed by the City of Detroit Chief Procurement Officer. Prior to the completion of this approval process, the respondent shall have no authority to begin work under the contract. The Chief Financial Officer shall not authorize any payments to the respondent prior to such approvals; nor shall the City incur any liability to reimburse the respondent regarding any expenditure for the purchase of materials or the payment of services. Prior to completion of this process AND the issuance of a Notice to Proceed, the Respondent shall have no authority to begin work under this contract.

13. SUBMITTAL INSTRUCTIONS/QUOTE DEADLINE

All Quotes must be submitted through the City of Detroit Oracle Supplier Portal system. Each respondent is responsible for ensuring that its Quote is received by the City on a timely basis. **Faxed or mailed Quotes will not be accepted.**

Bids for this Request for Quotes are due by the date and time identified on the City of Detroit Oracle Supplier Portal system. At its discretion, the City may change the deadline with prior notification to qualified vendors through the City of Detroit Oracle Supplier Portal system.

Interested vendors assume all responsibility for submitting a Quote and ensuring receipt of that Quote prior to the deadline.

Firms shall not distribute their Quotes to any other City office or City employee. Quotes received become the property of the City. The City is not responsible for any costs associated with preparation or submission of Quotes. All Quotes submitted by the due date will be recorded in the Oracle Supplier Portal System. Responses received **will not** be available for review. Quotes received will be subject to disclosure under applicable Freedom of Information Act. An officer of the company authorized to bind the company to a contractual obligation with the City must sign the Quotes in the City of Detroit Oracle Supplier Portal system. The contact person regarding the Quote should also be specified by name, title, and phone number. The successful respondent will receive an award letter. Respondents who are not awarded will receive a notification that the award decision has been made.

14. REQUIRED CONTENT/QUOTE CONTENT AND FORM

- A. Quote Content. Respondents must submit the following documents with their Quote:
- i. Price Sheet (in Excel format)
 - ii. Professional Rate Schedule (in Excel format)
 - iii. Signature Page (in PDF)
- B. Use of RFQ Documents. Respondents must submit a Quote using only the documents provided with this RFQ. The City of Detroit may consider the use of an alternate document as an incomplete Quote and non-responsive.
- Interested vendors may obtain the documents associated with this RFQ through the City of Detroit Oracle Supplier Portal system.
- C. Incorrect, Incomplete, or Missing Documents. Respondents must correctly complete and submit all required documents associated with the Quote. The City of Detroit may consider any Quote with an incorrect, an incomplete, or a missing document as an incomplete Quote or non-responsive.
- D. Signatures. The signature page must be signed by an authorized agent and uploaded with your response. Quotes without a complete signature page may be considered as non-responsive.
- E. Incomplete Quotes. The City of Detroit may consider any Quote with a(n) alternate/incorrect/incomplete/missing document as an incomplete Quote and non-responsive.

Respondents must compile all required documents in the order listed in Quote Content Section A above.

The Quote shall include all forms as specified in these instructions. Each Quote shall show the full legal name and businesses address of the prospective respondent, including street address if different from mailing address, and shall be signed and dated by the person or persons authorized to bind the prospective respondent. Quotes by a partnership or joint venture shall list the full names and addresses of all parties to the joint venture. The state of incorporation shall be shown for each corporation that is a party to the proposed joint venture.

Respondent shall provide notice in its Quote to take exception to any requirement of the RFQ. Should a respondent be in doubt as to the true meaning of any portion of this RFQ or find any patent ambiguity, inconsistency, or omission herein, the respondent must make a written request for an official interpretation or correction in accordance with the instructions for submitting questions as specified in this RFQ.

Respondents are advised that no oral interpretation, information or instruction by an officer or employee of the City of Detroit shall be binding upon the City of Detroit.

15. INSTRUCTIONS ON COMPLETING THE PRICE SHEET FOR THIS RFQ

Respondents must complete the business and contact information on the Price Sheet(s) for which they intend to submit a bid. For every property included in the corresponding group, Respondents must enter a dollar value for each of the following activities on the Price Sheet:¹

-
- i. Asbestos Material Removal & Disposal Costs
 - ii. Other Hazardous Materials Removal & Disposal Costs
 - iii. Demolition & Debris Removal & Disposal Costs
 - iv. Backfill Costs (Dirt)
 - v. Grading & Site Finishing Costs (Grade)
 - vi. Seeding Costs (Seed)

Respondents must NOT enter a dollar value into the summations fields. The following fields auto-populate based on the dollar values for the activities mentioned above:

- i. Asbestos & Hazardous Materials Removal & Disposal Total Costs
- ii. Demolition Total Costs
- iii. Grand Total Costs

The City of Detroit will consider any price sheet where the summation fields do not correctly sum the required cost centers as non-responsive, and the City of Detroit will consider the Quote as incomplete.

Respondents must submit bids for the abatement of hazardous/regulated materials (including asbestos-containing materials) and for demolition and debris removal based upon the information provided for each site. Respondents must NOT allocate costs for the abatement of hazardous/regulated materials (including asbestos-containing materials) to demolition and debris removal or any other cost center. Likewise, respondents must NOT allocate costs for demolition and debris removal to the abatement hazardous/regulated materials or any other cost center. Respondents must NOT allocate any costs for one property to another property or group of properties.

Contractors are not responsible for the cost related to any permits (i.e. wrecking or hydrant) required to perform any aspect of the Scope of Services, and Contractors should not include any costs for permits in their bid prices.

The City of Detroit reserves the right to question or request clarification on any cost for any property identified on the Price Sheet, including an itemized cost of abatement. The Respondent must provide clarification within twenty-four hours of request. If clarification is needed, the Contracting and Procurement Specialist will make a request.

16. NOTES AND INSTRUCTIONS ON COMPLETING THE PROFESSIONAL RATE SCHEDULE FOR THIS RFQ

Respondents must complete and submit the Professional Rate Schedule in response to this RFQ. Respondents must provide a cost for each item. The City of Detroit reserve the right to consider an incomplete Item Cost Worksheet as an incomplete Quote.

Completion of the Professional Rate Schedule or acknowledgement of completion of the Professional Rate Schedule by the City of Detroit does not guarantee acceptance of the item cost for the removal and disposal of any particular material or for any particular abatement or demolition activity. Upon request, Respondents must provide a detailed explanation of item costs which appear significantly higher or lower than the market average. The City of Detroit reserve the right to reject any Quote with an item cost schedule deemed unreasonable or otherwise inconsistent with the Program's goals and objectives.

17. AWARD, PERFORMANCE BOND, AND CERTIFICATE(S) OF INSURANCE AND NOTICE(S) TO PROCEED

The City of Detroit will issue a notice of award to the successful vendor(s) via e-mail. The City of Detroit reserves the right to award each group to a different vendor, all groups to one vendor, or any combination of groups to a particular vendor. The successful vendor(s) will have five (5) business days from the date of the notice of award to:

- secure and provide performance and payment bonds to the City of Detroit for the total amount (100%) of the work included under the Contract
- Bond requirements shall increase consistent with any Contract price increase, and
- provide a copy of the Certificate(s) of Insurance to the City of Detroit

A bona fide company which is authorized to do business in the State of Michigan must provide surety on any performance bond for the contracted work.

All insurance coverage must name the City of Detroit as an additional insured.

The City of Detroit reserves the right to issue a Notice to Proceed for all work or any portion of work included under the Scope of Services (i.e. abatement only). The City of Detroit reserves the right to withhold the Notice(s) to Proceed from the Awarded Contractor for any duration and for any reason. This includes but is not limited to performance issues related to City of Detroit or Detroit Land Bank Authority demolition contracts.

The City of Detroit reserves the right to rescind an award at any time. The City of Detroit will rescind an award via e-mail to the designated point of contact for the Respondent. The City of Detroit may then, at its discretion, issue a new notice of award to the next qualified, vendor.

18. CONDITIONS ON QUOTES

Quotes submitted in response to this Request are subject to the following conditions:

- A. Quotes are strictly voluntary on the part of the Respondent, and the Respondent assumes all responsibility for the preparation and submittal of the Quote in accordance with the terms and conditions of this RFQ. The City of Detroit accepts no responsibility for and shall not reimburse the Respondent for any costs incurred in the preparation and submittal of any Quote.
- B. All Quotes received in response to this Request are subject to public disclosure in accordance with Federal and State law (Freedom of Information Act).
- C. All documents included in the Quote shall become property of the City of Detroit.
- D. Respondents may only submit one (1) Quote in response to this Request. Submittal of more than one Quote will result in the rejection of all Quotes. This includes any Quote submitted by a subsidiary, affiliated company, or franchise.
- E. Respondents may not withdraw a Quote for a period of 365 calendar days after the Quote deadline for this RFQ.
- F. Quotes shall remain binding on the Respondent for a period of 365 calendar days after the Quote deadline for this RFQ.
- G. The City of Detroit reserves the right to reject a Quote from any vendor if either



the City of Detroit discovers any of the following at any stage of the RFQ process:

- i. That the vendor is in arrears or default to the City on any contract, debt, or other obligation
- ii. That the vendor is debarred or suspended by the Federal or State government.
- iii. That the vendor is debarred by the City of Detroit for consideration for a contract award
- iv. That the vendor is unable to provide current City of Detroit clearances and/or insurance

19. REQUEST FOR EXPLANATION IF NOT RESPONDING TO THIS RFQ

The City of Detroit respectfully request, without obligation, an explanation as to why a qualified vendor does NOT respond to this RFQ. The qualified vendor should submit the explanation through the City of Detroit Oracle Supplier Portal system prior to the Quote deadline

20. ASSIGNMENT

The services to be performed by the respondent shall not be assigned, sublet, or transferred, nor shall the respondent assign any monies due or to become due to him under any contract entered into with the City pursuant to these specifications, without prior written approval of the City.

Subcontracting

- a. None of the Services covered by this RFQ shall be subcontracted without prior written approval of the City of Detroit and, if required, any grantor agency. The City reserves the right to withhold approval of subcontracting such portions of the Services where the City determines that such subcontracting is not in the City's best interests.
- b. Each subcontract entered into shall provide that the provisions of this Contract shall apply to the Subcontractor and its Associates in all respects. The Contractor agrees to bind each Subcontractor and each Subcontractor shall agree to be bound by the terms of the contract insofar as applicable to the work or services performed by that Subcontractor.
- c. The Contractor and the Subcontractor jointly and severally agree that no approval by the City of any proposed Subcontractor, nor any subcontract, nor anything in the Contract, shall create or be deemed to create any rights in favor of a Subcontractor and against the City, nor shall it be deemed or construed to impose upon the City any obligation, liability or duty to a Subcontractor, or to create any contractual relation whatsoever between a Subcontractor and the City.
- d. The above provisions shall apply to subcontracting by a Subcontractor of any portion of the work or services included an approved subcontract.
- e. The Contractor agrees to indemnify, defend, and hold the City harmless against any claims initiated against the City pursuant to any subcontract the contractor enters into in performance of this contract. The City's approval of any Subcontractor shall not relieve the Contractor of any of its responsibilities, duties, and liabilities under the Contract. The contractor shall be solely responsible to the City for the acts or defaults of its Subcontractors and of each Subcontractor's Associates, each of whom shall for this purpose be deemed to be the agent of employee of the Contractor.

21. MISCELLANEOUS

It shall be the responsibility of the respondent to thoroughly familiarize themselves with the provisions of these specifications. After executing the contract, no consideration will be given to any claim of misunderstanding.

The respondent agrees to abide by the rules and regulations as prescribed herein by the City as the same now exists or may hereafter from time-to-time be changed in writing.

Invoice Submission and Payment

- a. All invoices submitted against the Contract must include item descriptions. Items not properly invoiced will not be paid. It is the Contractor's responsibility to ensure the creation of invoice(s) in the City of Detroit's Oracle Cloud. Invoices must meet the following conditions for payment:
- b. Price on invoice must correspond to the pricing listed on the purchase order.
- c. Contractor must submit price lists in accordance with bid requirements

d. All Contractors must register in the City of Detroit's Oracle Fusion Supplier Portal and be set up for ACH (wireless payment) in order to receive payment

e. Supplier registration and invoice submission instructions can be found on the City of Detroit's website at <http://www.detroitmi.gov/Supplier>

Registration technical assistance questions should be directed to procurementinthecloud@detroitmi.gov

22. MODIFICATION OF SERVICES AFTER CONTRACT APPROVAL

The City reserves the right to modify the services provided by the respondent awarded a contract. Any modification and resulting changes in pricing shall be made by amendment to the contract by the City.

23. CHANGES IN FACTS

Proposers shall advise the City during the time the Quote is open for consideration of any changes in the principal officers, organization, address or accounts changes, financial ability of, or any other facts presented in the Quote with respect to the proposer or the Quote immediately upon occurrence.

24. CONFIDENTIALITY OF QUOTES

Quotes shall be opened with reasonable precautions to avoid disclosure of contents to competing offers during the process of evaluation. Once Quotes have been publicly recorded they are subject disclosure as per the requirements of the Michigan Freedom of Information Act.

25. NEWS RELEASE

News releases pertaining to these Quote specifications or the provisions to which they relate shall not be made without prior approval of the City and then only in coordination with the City.

26. REJECTIONS, MODIFICATIONS, CANCELLATIONS

The City of Detroit expressly reserves the right to: 1) accept or reject, in whole or in part, any and all Quotes received; 2) waive any non-conformity; 3) re-advertise for Quotes; 4) withhold the award for any reason the City determines; 5) cancel and/or postpone the request for Quotes, in part or in its entirety, and/or, 6) take any other appropriate action that is in the best interest of the City. This RFQ does not commit the City of Detroit to award a contract, to pay any cost incurred in the preparation of a Quote under this request, or to procure or contract for services.

27. MODIFICATION, CLARIFICATIONS OR AMENDMENTS TO RFQ OF SERVICES AFTER CONTRACT APPROVAL

The City reserves the right to modify the services provided by the respondent awarded a contract. Any modification and resulting changes in pricing shall be made by amendment to the contract by the respondent and the City.

28. OFFICE OF INSPECTOR GENERAL

- A. In accordance with Section 2-106.6 of the City Charter, this Contract shall be voidable or rescindable at the discretion of the Mayor or Inspector General at any time if a Public Servant who is a party to the Contract has an interest in the Contract and fails to disclose such interest.
- B. This Contract shall also be voidable or rescindable if a lobbyist or employee of the contracting party offers a prohibited gift, gratuity, honoraria or payment to a Public Servant in relation to the Contract.
- C. A fine shall be assessed to the Contractor in the event of a violation of Section 2-106.6 of the City Charter. If applicable, the actions of the Contractor, and its representative lobbyist or employee, shall be referred to the appropriate prosecuting authorities.
- D. Pursuant to Section 7.5-306 of the City Charter, the Inspector General shall investigate any Public Servant, City agency, program or official act, contractor and subcontractor providing goods and services to the City, business entity seeking contracts or certification of eligibility for City contracts and person seeking certification of eligibility for participation in any City program, either in response to a complaint or on the Inspector General's own initiative in order to detect and prevent waste, abuse, fraud and corruption.
- E. In accordance with Section 7.5-310 of the City Charter, it shall be the duty of every Public Servant, contractor, subcontractor, and licensee of the City, and every applicant for certification of eligibility for a City contract or program, to cooperate with the Inspector General in any investigation pursuant to Article 7.5, Chapter 3 of the City Charter.
- F. Any Public Servant who willfully and without justification or excuse obstructs an investigation of the Inspector General by withholding documents or testimony, is subject to forfeiture of office, discipline, debarment or any other applicable penalty.

- G. As set forth in Section 7.5-308 of the City Charter, the Inspector General has a duty to report illegal acts. If the Inspector General has probable cause to believe that any Public Servant or any person doing or seeking to do business with the City has committed or is committing an illegal act, then the Inspector General shall promptly refer the matter to the appropriate prosecuting authorities.

For purposes of this Article²

29. BOARD OF ETHICS

In accordance with Section 2-106.10 of the City Charter, it is the duty of every Public Servant, the Contractor and subcontractors, if any to cooperate with the Board of Ethics in any investigation.

Any Public Servant who willfully and without justification or excuse obstructs an investigation of the Board of Ethics by withholding documents or testimony is subject to forfeiture of office, discipline, debarment or any other applicable penalty.

The Contractor acknowledges that it is subject to debarment or any other applicable penalty, if the Contractor willfully and without justification or excuse obstructs an investigation of the Board of Ethics by withholding documents or testimony.

² “Public Servant” means the Mayor, members of City Council, City Clerk, appointive officers, any member of a board, commission or other voting body established by either branch of City government or the City Charter, and any appointee, employee or individual who provides services to the City within or outside of its offices or facilities pursuant to a personal services contract.