

## ASSIGNMENT AND FIRST AMENDATORY AGREEMENT

**THIS ASSIGNMENT AND FIRST AMENDATORY AGREEMENT** (“Assignment”) is made between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (hereinafter referred to as the “City”), and **Bayaud Works LLC**, a Colorado limited liability company with an address of 333 W Bayaud Ave, Denver, CO 80223 (the “Contractor”), who may individually be called a “Party” and collectively the “Parties.”

The City and the Contractor entered into an Agreement dated **April 4, 2025** to provide services (the “Agreement”). Since entering into the Agreement, the Contractor changed its business name from **BAYAUD ENTERPRISES, INC.**, to **BAYAUD WORKS LLC**. The Parties hereby consent to the Agreement’s assignment to reflect the Contractor’s current business name, and the Contractor agrees to perform all duties and fulfil all obligations of the Agreement as originally agreed. In addition to the assignment of duties and obligations, the Parties now wish to make certain other modifications to the Agreement as set forth below.

The Parties agree as follows:

1. Effective upon execution, all references to Exhibit A in the existing Agreement shall be amended to read Exhibits A and A-1, as applicable. **Exhibit A-1** is attached and will control from and after the date of execution.

2. Section 4.4.1 of the Agreement, titled “**Maximum Contract Amount**,” is amended by deleting and replacing it with the following:

“4.4.1. Notwithstanding any other provision of this Agreement, the City’s maximum payment obligation will not exceed **ONE MILLION SEVEN HUNDRED THOUSAND DOLLARS (\$1,700,000.00)** (the “Maximum Contract Amount”). The City is not obligated to execute an agreement or any amendments for any further services, including any services performed by the Contractor beyond that specifically described in **Exhibit A-1**. Any services performed beyond those in **Exhibit A-1** or performed outside the Term are performed at the Contractor’s risk and without authorization under this Agreement.”

3. The Contractor hereby waives all rights and claims, known or unknown, it may have against the City, effective as of the date of execution of this Assignment and First Amendatory Agreement. All payments and reimbursements previously made by the City to the Contractor, and all other previous actions taken by the City under the Agreement, shall be

considered to have discharged any City obligations to the Contractor thereunder. All payments made by the City after the date of execution of this Assignment to the Contractor shall constitute a complete discharge of the City's obligations under the Agreement to the extent of the amount paid.

4. Except as amended here, the Agreement is affirmed and ratified in each and every particular.

5. This Assignment and First Amendatory Agreement is not effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

**End.**

**Signature pages and Exhibits follow this page.**

**Exhibit List**

**Exhibit A-1**

**Contract Control Number:** HOST-202579803-01, HOST-202577884  
**Contractor Name:** BAYAUD WORKS LLC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at  
Denver, Colorado as of:

**SEAL** **CITY AND COUNTY OF DENVER:**

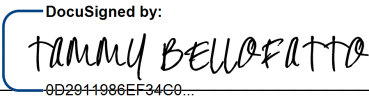
**ATTEST:** By: \_\_\_\_\_  
\_\_\_\_\_

**APPROVED AS TO FORM:** **REGISTERED AND COUNTERSIGNED:**

Attorney for the City and County of Denver

By: \_\_\_\_\_ By: \_\_\_\_\_  
By: \_\_\_\_\_

**Contract Control Number:** HOST-202579803-01, HOST-202577884  
**Contractor Name:** BAYAUD WORKS LLC

By: 0D2911986EF34G0...

Name: TAMMY BELLOFATTO  
(please print)

Title: Executive Director  
(please print)

ATTEST: [if required]

By: \_\_\_\_\_

Name: \_\_\_\_\_  
(please print)

Title: \_\_\_\_\_  
(please print)

## SCOPE OF WORK

### DEPARTMENT OF HOUSING STABILITY

### BAYAUD WORKS, LLC

### HOST - 202579803

#### I. INTRODUCTION

**Period of Performance Start and End Dates:** January 1, 2025 to December 31, 2025

**Project Description:**

This agreement is entered between the Department of Housing Stability (HOST) and Bayaud Works, LLC (Bayaud) for the purpose of operations and programming at the Stay Inn Micro Community. This amendment includes a vendor name change from Bayuad Enterprises Inc. to Bayaud Works LLC. The award amount for this amendment is \$200,000.00 for a total award amount for this contract of \$1,700,000.00.

Funding Source:	General Fund
Project Name:	Stay Inn Micro Community
Budget Type:	<b>Focused Cost Reimbursement</b>
Contractor Address:	333 W. Bayaud Avenue, Denver CO 80204
Organization Type:	Non-Profit

#### II. SERVICES DESCRIPTION

Bayaud provide operations and programming at the Stay Inn Micro Community which will serve people experiencing unsheltered homelessness. This specifically includes the following:

**A. Service Standards**

1. Staff should have relevant professional accreditations, education, and experience to implement both holistic and housing-focused services. Staff should be community-based and multi-disciplinary when possible.
2. Services should be implemented using best practice models, including Housing First, Harm Reduction, Motivational Interviewing, and Trauma-Informed Care. Other services and treatment models may be coordinated with or incorporated into the services programming based on the individuals served. The delivery of all services should be guided by the principles of cultural competence, recovery, and resiliency, with an emphasis on building individuals' strengths and resources in the community with, with family, and with peer/social relationships.
3. Services and the delivery of the support should be adjusted appropriately based on the intended population the project will serve.
4. Bayaud shall work collaboratively with community-based partners and referral sources as necessary to ensure that households served acquire and maintain housing.

## **B. Site Operations**

1. Keep sites operating 24 hours a day, seven days a week, 365 days a year.
2. Provide facility management to oversee the day-to-day operations and maintenance of micro-communities to ensure compliance with all building codes, health regulations, and safety issues
3. Maintain the infrastructure and amenities, and utilities, providing regularly scheduled and general repairs and maintenance services such as trash, exterior litter removal, pest control, snow removal both inside the fenced area and from entries, changing light bulbs, minor repairs to plugged toilets and leaky faucets and any other basic repairs; provide necessary emergency maintenance services under \$500. Please see Appendix A for matrix of responsibilities.
4. Collaborate with City representative(s) to notify and address any critical incidents on site
5. Maintain a minimum ratio of one staff member on site per 40 clients 24/7 with proper credentials including knowledge and experience in, conflict de-escalation and mediation, and trauma informed care
6. Communal spaces should be cleaned at least twice per week, or more frequently as needed and cleaning supplies should be available for clients as needed
7. Manage site safety to establish and enforce safety protocols to ensure the safety of residents and staff
8. Training for all staff will include but not limited to, de-escalation training and Cardiopulmonary Resuscitation (CPR)
9. Vaccinated and working on full vaccination and non-aggressive pets will be allowed at the facility
10. Referrals to the micro-community will be directed by HOST's encampment resolution and outreach teams. Site Operator will intake clients in cooperation with HOST's encampment resolution and outreach teams.
11. Temporary housing units or shelter facilities must meet HUD's habitability standards defined in 24 CFR part 576.403 (c). Documentation of meeting minimum standards must be provided to HOST. Grantees may use the ESG Habitability Standards Checklist found at <https://www.hudexchange.info/resource/3766/esg-minimum-habitability-standards-for-emergency-shelters-and-permanent-housing/> or an equivalent checklist
12. Provide resources for Limited English Proficient (LEP) individuals to ensure all guests have access to services in their language of choice.

## **C. Staffing Structure**

1. Provider will support Housing Central Command Staffing structures by filling the following positions:
  - a. **Intake Specialist**
    - Work at shelter site to be the face of service connection for clients.
    - Conduct site orientation, complete site-based intake forms, and HMIS upon arrival and program entry.
    - Assess clients for rapid resolution within 14 days of program entry and discuss at the beginning of every client encounter.

- Work with clients to complete housing assessments (i.e., coordinated entry assessment) within 30 days of program entry.
  - Work with clients to acquire vital documents in preparation for housing and upload into HMIS.
  - Connect clients to physical health, dental health, behavioral health, harm reduction, substance use disorder, and employment services available across the All in Mile High system.
  - Meet with guests weekly and promote guest engagement in services and other site-based offerings.
- b. Navigator**
- Work in multiple locations as assigned by Housing Central Command to meet with clients in the site where they are based.
  - Attend two daily meetings led by HCC administration team.
  - Enroll clients into HMIS and follow data standards including case notes and client documentation.
  - Conduct Pre-Housing navigation over a 30-day time period with individuals assigned to the Navigator through Housing Central Command.
  - Work with clients to complete housing applications at units identified by Unit Team.
  - Transport clients as needed for pre-move in and move in tasks (vital doc acquisition, unit tours, Landlord meetings, physically moving client belongings, etc.).
  - Work with HCC Administration Team and clients to schedule move in and furniture deliveries.
  - Complete hand-offs to stabilizer for client's 12-month housing stabilization period.
- c. Stabilizer**
- Complete training and utilize a Critical Time Intervention approach to case management as described in HOST's CTI Manual.
  - Stabilizers will receive and support clients referred through Housing Central Command.
  - Stabilizers will conduct an HCC Housing Stability Plan assessment with the client prior to placement in their permanent housing unit.
  - Attend bi-weekly case conference with other HCC housing providers.
  - Submit complex client cases to the Denver complex case review.
  - Transport clients in personal or company vehicle as necessary.
  - Enroll clients into HMIS and follow data standards including case notes and client documentation.
  - Meet with supervisor once a week to discuss CTI stabilization for each household.
  - Collaborate and communicate effectively with Landlord partners and Housing Connector.

### **III. ROLES AND RESPONSIBILITIES FOR BOTH PARTIES**

#### **A. Contractor will:**

1. Work with City to host any city-designated sensitivity training on an annual basis.
2. Provide any online modular sensitivity training developed and provided by the City to all new direct-service staff within 15 days of hire date. Ensure direct-service staff complete training refresher on a biennial basis.
  - a. Sensitivity Training is available at [https://denvergov.org/media/denvergov/housingstability/context\\_of\\_homelessness/story.html](https://denvergov.org/media/denvergov/housingstability/context_of_homelessness/story.html)
  - b. The Executive Director or their delegate are required to complete and sign the “Statement of Completion of Required Training: Informed, Compassionate, and Positive Interactions with Persons Experiencing Homelessness” form biennially and submit to HOST.
3. Post the City and County of Denver’s Anti-Discrimination Office signage in an area where information is available to staff and program participants.
4. Ensure completion of requisite training and reporting as outlined by HOST Program Standards document.
5. Obtain consumer input at least quarterly to ensure equity in access and outcomes. The City reserves the right to issue specific guidelines on the methods for collecting and integrating consumer feedback which may include use of a third-party evaluator. Details will be outlined in Program Standards documents.
6. Provide grievance policy and procedure to HOST within the first 90 days of this contract and annually or as updates are made thereafter. Grievance policies and procedures must be approved by HOST.
7. Complete a security assessment and provide a security plan for each shelter site that must be reviewed and approved by HOST within the first 90 days of this contract and annually or as updates are made thereafter. Security plan requirements will be detailed in HOST Program Standards document.

**B. The City will:**

1. Provide signage that includes information about the City and County of Denver’s Anti-Discrimination Office in both [Spanish and English](#).
2. Provide access to the HOST Program Standards document and HOST will communicate any changes or updates made to the document.

**IV. EQUITY ACCESS AND OUTCOMES**

The Department of Housing Stability, in alignment with the Mayor’s Office of Social Equity and Innovation, values racial equity and inclusiveness and seeks to reflect this value in our funding practices. Our commitment to producing racially equitable housing outcomes is paramount to HOST’s overall mission of Denver residents being healthy, housed and connected. HOST requires all programs it funds to report on the demographic characteristics of households served by the program throughout the duration of the contract in coordination with other required reporting. The contractor will also report on the demographics of staff working on this program throughout the duration of this contract.

Specific information outlining the required data systems to be used and data to be collected are contained within the scope of work of this contract. This information will help HOST monitor demographic trends in who is served. The underlying objective of collecting and disaggregating



data and outcomes by race is to understand who is currently served by HOST funded programs. This information will help inform future evaluation on any potential disparate impacts across HOST programs, as well as strategies to help address equity in access to and outcomes from programs where appropriate. Additionally, HOST program and monitoring staff will be reviewing data, and will discuss your program's progress or challenges towards racially equitable services and outcomes at site visits and monitoring.

## V. OBJECTIVE AND OUTCOMES

Resources	Activities	Outputs	Metric	Outcomes	Metric	Impacts
1:40 staff ratio including Supervisorial and Operational positions  54 beds/units in shelter  Support Services  Homeless Management Information System (HMIS) use  Staff training  Program Policies  HOST funding	<ul style="list-style-type: none"> <li>• 24/7</li> <li>• Bed &amp; bedding</li> <li>• Shower access</li> <li>• Laundry</li> <li>• Hygiene supplies</li> <li>• Meals</li> <li>• Resource Navigation</li> <li>• Reunification</li> <li>• Vital document acquisition</li> <li>• Relationship building</li> <li>• OneHome Access</li> <li>• Housing Search</li> <li>• Referrals to health-related services</li> <li>• Weekly Case Management meeting</li> <li>• Enrollments, annual assessments, case management notes, and exit assessments</li> <li>• HOST required trainings</li> <li>• Participant feedback</li> </ul>	Households served annually	108	Households are provided a safe place to sleep and access to services to help them exit homelessness	100%	Address Unsheltered Homelessness  Complete shelter system transformation toward rehousing  Use customer feedback to improve shelter operations
		Households engaged in housing-focused case management	80%	Households that receive assistance exit to permanent or stable housing, and institutions	50%	
		Household receiving assistance with increasing their income through benefits and/or employment	40%	Households receiving assistance that have an increase in income through benefits or employment	70%	
		Households receiving assistance obtaining/maintaining vital documents	40%	Households that receive assistance obtain/maintain vital documents	75%	
		Households without OneHome assessments offered housing assessments	80%	Households offered assistance receive housing assessments	40%	
		Households offered the opportunity to provide feedback on services received	100%	Households that complete a survey report being satisfied or better	70%	

Assumptions: Unless otherwise indicated, data will be pulled from the Homeless Management Information System (HMIS). Contractor will upload a HMIS Data Quality report in Salesforce with each quarterly report. Data quality must be in alignment with expectations and standards outlined by COHMIS (<https://cohmis.zendesk.com/hc/en-us>). All Metrics will be reviewed quarterly and annually.

## VI. REPORTING

- A. Contractor is required to use Homeless Management Information System (HMIS) for program data collection. Contractor's use of HMIS must adhere to COHMIS [Policy](#) and [Data Quality](#) standards to demonstrate clients' eligibility, and meet indicators in this scope of work. Disbursement of funds is contingent upon the ability to collect program data using HMIS.
- B. Contractors will be required to use HOST Programs Community to submit all program narrative and qualitative data reports. These reports are due the 15<sup>th</sup> day of the month following each reporting period. Each narrative report will content information on program success, challenges, and funding leverage during the reporting period.

<b><u>Quarterly Report</u></b>	<b><u>Q1</u></b>	<b><u>Q2</u></b>	<b><u>Q3</u></b>	<b><u>Q4</u></b>
<b><u>Due Date</u></b>	<b>April 15th</b>	<b>July 15th</b>	<b>October 15th</b>	<b>January 15th</b>

- C. HOST Programs Community will provide Contractor with an online forum to submit report for each reporting period. Supplemental reporting may be required when HMIS data and narrative reports are insufficient to demonstrate program impact. Submitted reports will be reviewed by the designated Program Officer for completeness, clarity, and accuracy.
- D. Upon execution of this contract, HOST will provide a user guide for using HOST Programs Community portal along with the required login information. Prior to the due date for the first required report, HOST will provide resources and support as needed or as requested by the Contractor to support the use of HOST Programs Community.
- E. Contractor may be required to submit a Contract Summary Report at the end of the contract period within 30 days after the Term End Date of this contract agreement.
- F. **Data Monitoring**  
A description of the scope of data that will be monitored by HOST throughout the lifecycle of the contract. This includes the mechanism for reporting, the primary goal for households to be served, desired program outcomes, and any program-specific reporting requirements.
1. Program data
    - a. Data sources
      1. Homeless service providers: All program data reports will be sourced from client-level data entered in HMIS unless otherwise specified. Qualitative program narratives, data quality reports, and any requested supplemental reports can be submitted through the HOST Programs Community
      2. All other programs: Summary reports on clients served will use the HOST Programs Community to report narrative, and households served information. Additional data may be required in the reporting form and/or a supplemental data template provided by HOST.
        - i. Number of unique individuals served:

- Households proposed to be served over the contract term – 108
- ii. Demographics of households served:  
Demographic data of households served are monitored to ensure fair and equitable access to services. The scope of demographic data collected are specific to the needs of the program or any related funding sources. Demographic data can include but is not limited to race and ethnicity, income level, participant age/ age-group/ number of age-qualifying participants, disability status, mental health condition, or gender identity.  
The measures and benchmarks specified in the objectives and outcomes section.
  3. Qualitative narratives: This includes reports on program successes and challenges, programmatic updates, and supplemental reports. These reports can be submitted through the Salesforce programs community.
  4. Financial Data
    - a. Funding sources and amount included
    - b. Total Contract spend to date, by budget category
  5. HMIS Data Quality reports (Required for all program reporting in HMIS - Homelessness resolution programs only): Data quality reports are a tool to assist with tracking data quality progress for client data entered into HMIS.
    - c. Data quality standards: The [COHMIS Data Quality Standards](#) determine expected data quality standards by project type. Timeliness is the primary data quality component assessed at HOST to support policies around voluntary client reporting. Table A below summarizes minimum data quality timeliness standards for each project.

<b>Table A</b>		
<b>HMIS Data Entry Time Frame</b>		
<b>Program Type</b>	<b>Minimum Data Elements</b>	<b>Time Frame for Entry</b>
Emergency Shelters	Housing Check-In/Check Out, Services	Same Day
Transitional Housing Programs	Program Entry/Exit, Services	7 Calendar Days
Permanent Supportive Housing Programs	Program Entry/Exit, Services	7 Calendar Days
Rapid Re-Housing Programs	Program Entry/Exit, Services	7 Calendar Days After Enrollment/Eligibility is Established
Homelessness Prevention Programs	Program Entry/Exit, Services	7 Calendar Days After Enrollment/Eligibility is Established
Outreach Programs	Services	2 Working Days

## VII. ADD INS

## **VIII. FINANCIAL ADMINISTRATION**

### **A. Compensation and Methods of Payment**

1. Disbursements shall be processed through the Department of Housing Stability (HOST) and the City and County of Denver's Department of Finance.
2. The method of payment to the Contractor by HOST shall be in accordance with established HOST procedures for this Agreement line-item reimbursements. Invoice requests for reimbursement of costs should be submitted on a regular and timely basis in accordance with HOST policies. Invoices should be submitted within thirty (30) days of the actual service, expenditure, or payment of expense. Invoices submitted more than 90 days beyond the billing period of the actual service, expenditure, or payment expense, may not be reimbursed without prior written approval from HOST.
3. The Contractor shall be reimbursed for services provided under this Agreement according to the approved line-item reimbursement budget.
4. Invoice request shall be completed and submitted on or before the 15<sup>th</sup> of each month following the month services were rendered. Contractor shall use HOST's preferred invoice template, if requested, HOST Financial Services may require a Cost Allocation Plan and budget narrative for detailed estimated description and allocation of funds. This is dependent upon funding source and program requirements.
5. No more than four (4) Invoices may be submitted per contract per month, without prior approval from HOST.
6. All Invoices must be correctly submitted within thirty (30) days of the Agreement end date to allow for correct and prompt closeout of the contract.
7. All invoices are paid on a "Net 30" payment timeline, presuming invoices are free from errors, and do not require additional documentation or calculation revisions.
8. Invoices shall be submitted to the HOST contractor online portal at <https://denvergov.org/Government/Agencies-Departments-Offices/Agencies-Departments-Offices-Directory/Department-of-Housing-Stability/Partner-Resources/Contractor-Payment-Requests>

### **B. Invoicing Requirements**

1. To meet Government requirements for current, auditable books at all times, it is required that all Invoices be submitted monthly to HOST to be paid. Expenses cannot be reimbursed until the funds under this contract have been encumbered.
2. City and County of Denver Forms shall be used in back-up documents whenever required in the Invoice Processing Policy.
3. If another person has been authorized by the Contractor to request reimbursement for services provided by this contract, then the authorization should be forwarded in writing to HOST prior to the draw request.
4. The standardized HOST "Expense Certification Form" should be included with each payment request to provide the summary and authorization required for reimbursement. HOST reserves the right to cancel an invoice if there are material errors that must be corrected and will require the invoice to be resubmitted.

### **C. Payroll**

1. A payroll register or payroll ledger from the official accounting system will verify the amount of salary. Payroll registers must detail the pay period, gross pay, and deductions.
2. If the employee(s) is reimbursed only partially by this contract, the amount of salary billed under other contracts with the City or other organizations should be deducted from the requested reimbursement amount and documented on each reimbursement summary sheet or payroll register.
3. HOST reserves the right to request submittal of additional documentation including timesheets or additional accounting system reports to substantiate payroll reimbursement requests.

#### **D. Fringe Benefits**

1. Fringe benefits paid by the employer can be requested as substantiated by the payroll registers or accounting records submitted for the appropriate period.
2. Fringe benefits include, but are not limited to, the costs of leave (vacation, family-related, sick, or military), employee insurance, pensions, and unemployment benefit plans. The cost of fringe benefits is allowable if they are provided under established written leave policies, equitably allocated to all funding sources, including HOST awards; and, the accounting basis (cash or accrual) selected for costing each type of leave is consistently followed by the vendor. HOST will not reimburse payments for unused leave when an employee separates from employment.

#### **E. General Reimbursement Requirements**

1. Invoices: All non-personnel expenses should be documented on a summary sheet for the period indicated on the reimbursement request to include:
  - a. Vendor Name
  - b. Amount
  - c. Purpose
  - d. Payment Method (Check #, ACH Date & Amount, Wire Number, Date & Amount, Credit Card Date & Amount)
  - e. All invoices and supporting documentation must be kept on file for audit purposes for three (3) years. For Audit purposes all invoices must be dated and readable invoices. The invoices must be from a vendor separate from the Contractor and must state what goods or services were provided and the delivery address. Verification that the goods or services were received should also be submitted, this may take the form of a receiving document or packing slips, signed, and dated by the individual receiving the good or service. Copies of checks written by the Contractor, or documentation of payment such as an accounts payable ledger which includes the check number shall be submitted to verify that the goods or services are on a reimbursement basis.
2. Administration and Overhead Cost: Other non-personnel line items, such as administration, or overhead require invoices, and an allocation to this program documented in the draw request. An indirect cost rate can be applied if the Contractor has an approved indirect cost allocation plan. The approved indirect cost rate must be submitted to and approved by HOST.

#### **F. Budget Modification Requests**

1. HOST may, at its option, restrict the transfer of funds among cost categories, programs, functions, or activities at its discretion as deemed appropriate by program staff, HOST executive management or its designee.
2. Budget Modifications may be required for changes related to increase or decrease of individual budget line items within an approved budget, to add budget line items, or to make changes to a budget narrative. A budget modification can adjust the award amount available for purposes outlined within the executed contract but cannot increase or decrease the total contract amount or assign resources to a purpose not already included in the original contract agreement.
3. Budget modifications will require submittal of written justification and new budget documents by the Contractor. These budget documents will require approval by HOST program, contracting and financial staff.
4. The Contractor understands that any budget modification requests under this Agreement must be submitted to HOST after the 30 days the contract agreement start date and before the last Quarter of the fiscal period, unless waived in writing by the HOST Deputy Director or their designee.
5. Budget modification requests are limited to two per each fiscal year of a contract agreement term. Exceptions to this limit may be made by the HOST Deputy Director or their designee.

#### **G. Contract Amendments**

1. All contract modifications that increase or decrease award amount, alter the contract term date and/or change the scope of work will require an amendment to this Agreement executed in the same manner as the original Agreement.

#### **H. Financial Management Systems**

**The Contractor must maintain financial systems that meet the following standards:**

1. Financial reporting must be accurate, current, and provide a complete disclosure of the financial results of financially assisted activities and be made in accordance with federal and/or city financial reporting requirements.
2. Accounting records must be maintained which adequately identify the source and application of the funds provided for financially assisted activities. The records must contain information pertaining to contracts and authorizations, obligations, unobligated balances, assets, liabilities, outlays or expenditures, and income. Accounting records shall provide accurate, separate, and complete disclosure of fund status.
3. Effective internal controls and accountability must be maintained for all contract cash, real and personal property, and other assets. Adequate safeguards must be provided on all property, and it must be assured that it is used solely for authorized purposes.
4. Actual expenditures or outlays must be compared with budgeted amounts and financial information must be related to performance or productivity data, including the development of cost information whenever appropriate or specifically required.

5. All HOST contracts will be subject to applicable Uniform Guidance (2 C.F.R. Part 200), agency program regulations, and the terms of the agreement will be followed in determining the reasonableness, allowability and allocability of costs.
6. Source documents such as cancelled checks, paid bills, payrolls, time and attendance records, contract documents, etc., shall be provided for all disbursements. The Contractor will maintain auditable records, i.e., records must be current and traceable to the source documentation of transactions.
7. The Contractor must properly report to Federal, State, and local taxing authorities for the collection, payment, and depositing of taxes withheld. At a minimum, this includes Federal and State withholding, State Unemployment, Worker's Compensation (staff only), City Occupational Privilege Tax, and FICA.
8. A proper filing of unemployment and worker's compensation (for staff only) insurance shall be made to appropriate organizational units.
9. The Contractor will be responsible for all Disallowed Costs.
10. The Contractor may be required to engage an audit committee to determine the services to be performed, review the progress of the audit and the final audit findings, and intervene in any disputes between management and the independent auditors. The Contractor shall also institute policy and procedures for its sub recipients that comply with these audit provisions, if applicable.

#### **I. Procurements**

1. The Contractor shall follow the City Procurement Policy to the extent that it requires that at least three (3) documented quotations be secured for all purchases or services supplies, or other property that costs more than ten thousand dollars (\$10,000) in the aggregate.
2. The Contractor will ensure selected vendor or proposer has required insurance once the Contractor identifies a successful vendor or proposer.
3. The Contractor will maintain records sufficient to detail the significant history of procurement. These records will include but are not limited to the following: rationale for the method of procurement, selection of contract type, contractor selection or rejection, and the basis for the contract price.
4. For contracts subject to federal agreements, if there is a residual inventory of unused supplies exceeding five thousand dollars (\$5,000) in total aggregate upon termination or completion of award, and if the supplies are not needed for any other federally sponsored programs or projects the Contractor will compensate the awarding agency for its share.

#### **J. Monitoring Requirements**

1. Monitoring may be performed by the program area, contract administration and financial services throughout the term of the agreement. Contractor will be notified in writing 30 days prior to facilitation of contract monitoring.
2. Program or Managerial Monitoring: The quality of the services being provided and the effectiveness of those services addressing the needs of the program. This may include reviewing the current spending and outcomes to date for the contract.
3. Contract Monitoring: Review and analysis of current program information to determine the extent to which contractors are achieving established contractual goals. HOST will conduct performance monitoring and reporting reviews. This includes



reviewing the current spending and outcomes to date for the contract. City staff will address any performance issues and require a corrective action plan to resolve concerns.

4. Compliance Monitoring: Will ensure that the terms of the contract document are met, as well as Federal, State and City legal requirements, standards, and policies.

**K. Records Retention**

1. The Contractor must retain for three (3) years financial records pertaining to the contract award. The retention period for the records of each fund will start on the day the single or last expenditure report for the period, except as otherwise noted, was submitted to the awarding agency.
2. The awarding agency and the Comptroller General of the United States, or any of their authorized representatives, shall have the right of access, upon reasonable notice, to any pertinent books, documents, papers, or other records which are pertinent to the contract, to make audits, examinations, excerpts, and transcripts.

**L. Contract Close-Out**

1. All Contractors are responsible for submitting a final invoice marked “Final Invoice” and any required performance and outcome reports to HOST by the required due dates outlined in this Contract.
2. HOST will close out the Contract when it determines that all applicable administrative actions and all required work of the contract have been completed. If Contractor fails to perform in accordance with this Agreement, HOST reserves the right to unilaterally close out a contract, “unilaterally close” means that no additional money may be expended against the contract.

**M. Collection of Amounts Due**

1. Any funds paid to a Contractor more than the amount to which the Contractor is determined to be entitled under the terms of the award constitute a debt to the City and County of Denver, if not paid within a reasonable period after demand HOST may:
  - a. makes an administrative offset against other requests for reimbursements.
  - b. withholds advance payments otherwise due to the Contractor; or
  - c. other action permitted by law.
2. The Contractor shall participate, when applicable, in HOST provided staff training sessions in the following financial areas including, but not limited to Budgeting and Cost Allocation Plans, and Invoicing Process.

**IX. FUNDS WILL BE USED TO**

Host funds will be used for operations and programming at the Stay Inn Micro Community at on Quebec Street.

Contract	Amount
Base	\$1,500,000.00
1 <sup>st</sup> Amendment	\$ 200,000.00
2 <sup>nd</sup> Amendment	

**X. BUDGET**

Contract Program Budget Summary						
Contractor Name:  Project :  Budget Term:  Program/Fiscal Year:	Bayaud Works, LLC					
	Stay Inn Micro Community		City Contract #:	HOST 202579803		
	1/1/2025 - 12/31/2025					
	2025					
Budget Category	General Fund HOST Funding	Homelessness Resolution HOST Funding	Total Costs requested from HOST	Agency Total		Budget Narrative
Personnel: Job Title	Amount	Amount	HOST Total	Amount	%	
Project Manager	\$46,500.00	\$18,500.00	\$65,000	\$65,000	100.00%	[Full-time/ Part-time] [Salary/Hourly wages] will be reimbursed at cost for work on this contract. HOST will not pay for bonuses, severances, or payouts of leave when an employee separates from their job. Please refer to the scope of work section Financial Administration-Payroll and Fringe Benefits. Short Description of position(s). Identify if position(s) are full-time or part-time and/or if salary or hourly rate.1 Project Manager to support community operations, working 100% of their time, to be reimbursed at cost. Employees will need to allocate their time by approved timesheets.
Shelter Lead	\$150,000.00	\$45,000.00	\$195,000	\$195,000	100.00%	[Full-time/ Part-time] [Salary/Hourly wages] will be reimbursed at cost for work on this contract. HOST will not pay for bonuses, severances, or payouts of leave when an employee separates from their job. Please refer to the scope of work section Financial Administration-Payroll and Fringe Benefits. Short Description of position(s). Identify if position(s) are full-time or part-time and/or if salary or hourly rate.1 Shelter Lead per shift to support community operations 24hours per day/7 day per week, working 100% of their time, to be reimbursed at cost. Employees working less than 100% of their time will need to allocate their time by approved timesheets.
Shelter Staff	\$0.00	\$350,000.00	\$350,000	\$350,000	100.00%	[Full-time/ Part-time] [Salary/Hourly wages] will be reimbursed at cost for work on this contract. HOST will not pay for bonuses, severances, or payouts of leave when an employee separates from their job. Please refer to the scope of work section Financial Administration-Payroll and Fringe Benefits. Short Description of position(s). Identify if position(s) are full-time or part-time and/or if salary or hourly rate.2 Shelter Attendants per shift to support community operations, working 100% of their time, to be reimbursed at cost 24hours per day/7 days per week. Fees included. Employees working less than 100% of their time will need to allocate their time by approved timesheets.

Budget Category	General Fund HOST Funding	Homelessness Resolution HOST Funding	Total Costs requested from HOST	Agency Total		Budget Narrative
Janitor/Groundskeeper	\$67,160.00	\$2,840.00	\$70,000	\$70,000	100.00%	[Full-time/ Part-time] [Salary/Hourly wages] will be reimbursed at cost for work on this contract. HOST will not pay for bonuses, severances, or payouts of leave when an employee separates from their job. Please refer to the scope of work section Financial Administration-Payroll and Fringe Benefits. Short Description of position(s). Identify if position(s) are full-time or part-time and/or if salary or hourly rate.1.3 Janitor to support community operations, working 100% of their time, to be reimbursed at cost. Employees working less than 100% of their time will need to allocate their time by approved timesheets.
Maintenance	\$55,000.00	\$0.00	\$55,000	\$55,000	100.00%	[Full-time/ Part-time] [Salary/Hourly wages] will be reimbursed at cost for work on this contract. HOST will not pay for bonuses, severances, or payouts of leave when an employee separates from their job. Please refer to the scope of work section Financial Administration-Payroll and Fringe Benefits. Short Description of position(s). Identify if position(s) are full-time or part-time and/or if salary or hourly rate.Maintenance staff to support community operations, working 100% of their time, to be reimbursed at cost. Employees working less than 100% of their time will need to allocate their time by approved timesheets.
Intake Specialist (2) MUST BUDGET	\$88,696.00	\$7,304.00	\$96,000	\$96,000	100.00%	Focuses on site orientation, complete site-based intake forms, and HMIS upon arrival and program entry. Assess clients for rapid resolution within 14 days of program entry and discuss at the beginning of every client encounter. Work with clients to complete housing assessments (i.e. coordinated entry assessment) within 30 days of program entry. Work with clients to acquire vital documents in preparation for housing and upload into HMIS. Connect clients to physical health, dental health, behavioral health, harm reduction, substance use disorder, and employment services available across the All In Mile High system. Meet with guests weekly and promote guest engagement in services and other site-based offerings.
Housing Navigator (1) MUST BUDGET	\$55,000.00	\$0.00	\$55,000	\$55,000	100.00%	Attend two daily meetings led by HCC administration team. Enroll clients into HMIS and follow data standards including case notes and client documentation. Conduct Pre-Housing navigation over a 30-day time period with individuals assigned to the Navigator through Housing Central Command. Work with clients to complete housing applications at units identified by Unit Team. Transport clients as needed for pre-move in and move in tasks (vital doc acquisition, unit tours, Landlord meetings, physically moving client belongings, etc). Work with HCC Administration Team and clients to schedule move in and furniture deliveries. Complete hand-offs to stabilizer for client's 12-month housing stabilization period.

Budget Category	General Fund HOST Funding	Homelessness Resolution HOST Funding	Total Costs requested from HOST	Agency Total		Budget Narrative
Housing Stabilizer (3) MUST BUDGET	\$100,000.00	\$54,000.00	\$154,000	\$154,000	100.00%	Complete training and utilize a Critical Time Intervention approach to case management as described in HOST's CTI Manual. Stabilizers will receive and support clients referred through Housing Central Command. Stabilizers will conduct an HCC Housing Stability Plan assessment with the client prior to placement in their permanent housing unit. Attend bi-weekly case conference with other HCC housing providers. Submit complex client cases to the Denver complex case review. Transport clients in personal or company vehicle as necessary. Enroll clients into HMIS and follow data standards including case notes and client documentation. Meet with supervisor once a week to discuss CTI stabilization for each household. Collaborate and communicate effectively with Landlord partners and Housing Connector.
<b>Total Salary:</b>	<b>\$562,356</b>	<b>\$477,644</b>	<b>\$1,040,000</b>	<b>\$1,040,000</b>	100.00%	
<b>Fringe Benefits</b>	<b>\$216,000</b>	<b>\$0</b>	<b>\$216,000</b>	\$216,000	100.00%	Fringe benefits and payroll taxes (Fringe) will be reimbursed at cost or at the Federally Approved Fringe Rate. To receive a Fringe percentage, a contractor must provide a Federally Approved Fringe Rate letter or flat rate percentage for contracted staff. Please refer to the scope of work section Financial Administration-Fringe Benefits.
<b>Total Salary and Fringe Benefits:</b>	<b>\$778,356</b>	<b>\$477,644</b>	<b>\$1,256,000</b>	<b>\$1,256,000</b>	100.00%	
<b>Other Direct Costs</b>	Amount	Amount	Subtotal	Amount	%	
Equipment	\$1,000	\$0	\$1,000	\$1,000	100.00%	Cell phone service for up to 10 lines exclusive to staff at the micro community
Program Supplies/materials	\$17,250	\$13,993	\$31,243	\$31,243	100.00%	Coffee pots, water warmers, ashtrays, blankets, sheets, towels, pillows, to be used exclusive for work within micro communities. Sharps gloves, first aid kits, sharps containers, masks, gloves, hand sanitizer etc. Also includes cleaning equipment such as brooms, mops, vacuums, static sprayers, sponges, wipes etc,
Client Support	\$62,800	\$15,000	\$77,800	\$77,800	100.00%	Toiletries, and hygiene care including but not limited to shampoo, soap, toothpaste, feminine hygiene products, clothing for interviews and work, tools, vocational training, birth certificates, fax fees, move-in household items.
Mileage	\$3,008	\$0	\$3,008	\$3,008	100.00%	Mileage reimbursement not to exceed the standard IRS rate at the time of travel. Expenses must follow IRS guidelines. This does not cover travel to and from work
Uniforms and Badges	\$1,430	\$0	\$1,430	\$1,430	100.00%	To include, shirts, hats, hoodies, jackets, and staff badges, etc.
Maintenance Equipment and Supplies	\$49,200	\$3,580	\$52,780	\$52,780	100.00%	Included but not limited to tools, parts, equipment needed to maintain infrastructure, amenities, exclusive to micro-communities.
Facility Related Services	\$0	\$55,000	\$55,000	\$55,000	100.00%	Utility and professional maintenance needs to include but not limited to: Xcel, Denver Water/Waste Water, Dumpsters & trash removal, Security System hardware not including cameras, Multiplexer & DVR, Telecom-WiFi hardware: 6 5G Routers (2staff, 4 resident); Telecom-WiFi service, Appliance service and repairs, Damages caused by residents, Snow removal & Pest control
<b>Total Other Direct Costs</b>	<b>\$134,688</b>	<b>\$87,573</b>	<b>\$222,261</b>	<b>\$222,261</b>	100.00%	

Budget Category	General Fund HOST Funding	Homelessness Resolution HOST Funding	Total Costs requested from HOST	Agency Total		Budget Narrative
Total Salaries, Fringe and Other Direct Costs	\$ 913,044.00	\$ 565,217.00	\$ 1,478,261.00	\$1,478,261	100.00%	
Indirect Costs						
Indirect Costs	\$136,956.00	\$84,783.00	\$221,739	\$221,739	100.00%	Indirects calculated at 15% of Total Salaries, Fringe and Other Direct Costs
Grand Total	1,050,000.00	650,000.00	1,700,000.00	\$1,700,000	100.00%	