

CONTRACTOR STANDARDS FOR MAINEHOUSING-FINANCED MULTIFAMILY HOUSING

Prevailing Wages	
	Contractors (including construction managers) and subcontractors working on MaineHousing-funded multi-family housing projects, that are not subject to 40 USC § 276(A) and associated regulations (the <i>Davis-Bacon Act</i>), shall pay workers employed in the construction of these projects wages at least equal to the wage rates (not including the benefit rates) established annually by the Maine Department of Labor pursuant to 26 MRSA § 1304 et seq. and associated regulations (the <i>State Minimum Wage Rates on State Construction Projects</i>).
Proper Classification of Workers	
	Contractors (including construction managers) and subcontractors shall provide evidence to MaineHousing that they have properly classified workers employed in the construction of MaineHousing-funded multi-family projects as employees or independent contractors for purposes of workers compensation insurance coverage, unemployment taxes, income tax withholding, prevailing wage and benefit rates and overtime wage rates in accordance with applicable State and Federal laws and associated regulations.
On-the-job Training	
	For construction contracts equal to or greater than \$1,000,000, contractors (including construction managers) and subcontractors shall provide on-the-job training for women and minorities. Contractors and subcontractors shall provide a minimum of 700 hours of on-the-job training (OJT) for each \$1,000,000 increment of the total construction contract. See MaineHousing's Equal Opportunity and Affirmative Action Plan established pursuant to 5 MRSA § 781 et seq. and 24 CFR §§ 85.36 (e) and 92.351(b) for more details. Contractors and subcontractors that satisfy or exceed MaineHousing's affirmative action goal set forth in the Plan are exempt from this requirement.
Job Listings	
	Contractors (including construction managers) and subcontractors shall post all job openings within their organizations with Maine Career Centers and Women Unlimited, or any successor organization designated by MaineHousing, in accordance with MaineHousing's Equal Opportunity and Affirmative Action Plan established pursuant to 5 MRSA § 781 et seq. and 24 CFR §§ 85.36 (e) and 92.351(b).
Workers Compensation	
	Contractors (including construction managers) and subcontractors shall provided evidence to MaineHousing that they maintain appropriate industrial accident insurance coverage for all workers employed in the construction of MaineHousing-financed multifamily housing in accordance with 39-A MRSA § 101 et seq.