



Tooles Contracting Group, LLC

**Request for Qualifications/Proposals
DBA #27-000
Design-Build Services
Renovations & Improvements
Citizen Tax Help Center**

**ENVELOPE NO. 2
COST PROPOSAL**

November 1, 2017



**SECTION 6B – PROPOSAL FORM
(ENVELOPE NO. 2 PROPOSAL)**

**MIKE DUGGAN
MAYOR, CITY OF DETROIT**

PROPOSAL FORM

**REQUEST FOR QUALIFICATIONS/PROPOSALS
TO SELECT A DESIGN/BUILD CONTRACTOR
FOR THE
RENOVATION AND IMPROVEMENTS
TO
CITIZEN TAX HELP CENTER
FOR THE
CITY OF DETROIT
OFFICE OF TREASURY
(DBA #27-000)**

OT – Citizen Tax Help Center – 01

NAME OF PROPOSING ENTITY: Tooles Contracting Group LLC

PROPOSING ENTITY ADDRESS: 535 Griswold, Suite 2550, Detroit, MI 48226

DUNN & BRADSTREET NUMBER (DUNS #): 12-658-4494

CONTACT NAME: Damon Tooles

TELEPHONE: 313-221-8500

FAX: 313-221-8502 E-MAIL ADDRESS: damon.tooles@toolesgroup.com

DATE: November 1, 2017

This Proposal is hereby submitted to the DETROIT BUILDING AUTHORITY (herein referred to as "the DBA") located within the Detroit Public Safety Headquarters facility, at 1301 Third Street, Suite 328, Detroit, MI 48226.

A. PROPOSAL

The Undersigned, on behalf of the Proposing Entity, certifies to the DBA that the Proposing Entity having examined the documents comprising the DBA's Request for Qualifications/Proposals and having sufficiently inspected the existing Facility hereby tenders to the DBA this Proposal to furnish professional and expert Design/Build Construction Services as set forth and contemplated in the RFQ/P Documents.

B. EXECUTION OF THE AGREEMENT, COMMENCEMENT OF SERVICES

The Undersigned on behalf of the Proposing Entity,

1. Certifies that, by the act of submitting this Proposal, the Proposing Entity is prepared and agrees to execute, without modification, the Design/Build Construction Services Agreement (the Agreement) substantially in the form and content included as Section 8, incorporating the portions of this Proposal deemed appropriate to the DBA.
2. Agrees, pending the DBA's preparation of the Agreement, to start immediately upon receipt of a written Letter of Intent to Award / Notice to Proceed from the DBA, to mobilize and initiate the provision of the Services without delay and to diligently pursue the performance of the Design/Build Construction Services and completion of the Project according to the reasonable schedule requirements of the DBA.

C. INSURANCE & PERFORMANCE / PAYMENT

The Undersigned, on behalf of the Proposing Entity, agrees to provide prior to the execution of an Agreement or upon receipt of Letter of Intent to Award / Notice to Proceed from the DBA, satisfactory proof of insurance required in types and coverage and minimum limits specified in the RFQ/P Documents and proof of ability to secure 100 % performance & payment bonds.

D. ADDENDA

The Undersigned on behalf of the Proposing Entity acknowledges receipt of the following addenda that specify revisions to and are incorporated into the RFQ/P Documents:

Addendum No. 1, dated 10/27/17 Addendum No. dated
 Addendum No. , dated Addendum No. dated

E. PROPOSED DESIGN/BUILD CONSTRUCTION SERVICES AND PRICING

The Undersigned, on behalf of the Proposing Entity, proposes the following Design/Build Fees, Construction, FFE, and Reimbursable Costs based on the total Project Budget of **\$2,200,000.00**.

1. Proposed Design/Build Fee inclusive of all corporate overheads and profits, subcontractor bonds if required, compensation for services above the Project Manager position.

 4 % of the Total Construction Project Costs

Alternate Proposed for Design/Build Fee – Fixed Lump Sum \$ N/A

2. Proposed Reimbursable Design/Build General Conditions inclusive of all costs related to project staff wages, fringe benefits, taxes & insurance, bonuses, vehicle allowances, Project utilities, Project security, Project offices, office equipment, offices supplies, computers, printers, phones, faxes, and other reimbursable costs required to provide the specified Design/Build Construction Services for the Project, including building permit fees, and start-up commissioning.

\$ 225,000 Guaranteed not-to-exceed reimbursable GC costs

3. Proposed 100% Performance and 100% Payment Bonds based on total construction budget of \$2,200,000.00

\$ 20,130 Guaranteed not-to-exceed

F. EXCEPTIONS TO THE RFQ/P DOCUMENTS

The Proposing Entity takes exception to the following requirements of the RFQ/P Documents (refer to section of the RFQ/P for conditions regarding exceptions stated below):

N/A

G. VOLUNTARY ALTERNATES

The Proposing Entity offers for the DBA's consideration the following Voluntary Alternates. The Proposing Entity acknowledges that the DBA is under no obligation to review, evaluate or accept any Voluntary Alternate, and that the Proposing Entity has not, in any way, relied on or presumed the DBA's acceptance of these Voluntary Alternates in the preparation of this Proposal. The Proposing Entity acknowledges that the offered Voluntary Alternates have no exclusivity or copyright that prohibits the DBA from using any portion or version relative to the solicitation and procurement of Design/Build Construction Services.

N/A

No Proposal shall be considered valid which has not been manually signed in ink in the appropriate space below:

This Proposal is hereby tendered to the Detroit Building Authority on behalf of the Proposing Entity on the 1st day of November , 2017.

The Undersigned, under penalty of perjury, certifies that:

Damon Tooles, President 11/1/17

1. I have the legal authorization to bind the Proposing Entity.
2. I have submitted the Qualifications and Proposal of the Proposing Entity in full compliance with this RFQ/P, and I have executed on behalf of the Proposing Entity on the Proposing Entity's letterhead, the following affidavit.

PROFESSIONAL RATES

Professional rates must be submitted attached to the Proposal Sheet. Any additional services requested by the Detroit Building Authority from the architectural/engineering firm will be negotiated between the Detroit Building Authority and the architectural/engineering firm.

CLEARANCES

Firms are required to have the following clearances from the City of Detroit Human Rights Department:

- Property Tax Clearance (See Attached Form Exhibit D)
- Income Tax Clearance (See Attached Form Exhibit E)
- Covenant of Equal Opportunity (See Attached Form Exhibit F)



1500 Woodward Avenue
Suite 300
Detroit, Michigan 48226
Phone 313.782.4822
www.hannahai

Hannah-Neumann/Smith

Standard hourly billing rates are as follows:

Principals	\$200.00 - \$225.00
Associates	\$145.00 - \$200.00
Project Managers	\$135.00 - \$190.00
Designers/Project Architects	\$ 90.00 - \$145.00
CADD Drafters	\$ 65.00 - \$110.00
Interior Designers	\$ 80.00 - \$130.00
Illustrators	\$100.00 - \$150.00
Support Staff	\$ 50.00 - \$ 80.00



Information regarding clearances and executive order requirements are available through:
City of Detroit Human Rights Department
Coleman A. Young Municipal Center
2 Woodward Avenue
Detroit, MI 48226
(313) 224-4950

CONTRACT

The selected architectural firm agrees to enter into a contract with the Detroit Building Authority substantially in the form attached hereto as Exhibit N.

EXHIBITS

Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M and N are a part of this Request for Proposals and are incorporated herein by this reference.

DESCRIPTION

The Detroit Building Authority proposes to select a design/build team for renovation improvements to space located at 2 Woodward Avenue, Suites 130-136 Citizen Tax Help Center Renovations, as more fully described in this Request for Qualification/Proposals (RFQ/P).

SCHEDULE

Mandatory Pre-Submittal Conference (jobsite):	Monday, October 23, 2017 at 10:30 AM EDT
Questions Due:	Thursday, October 26, 2017 at 1:00 PM EDT
RFP Submittal due:	Wednesday November 1, 2017 at 1:00 PM EDT
Notice to Proceed (Tentative):	Thursday November 16, 2017

REFERENCES

Below, please list five (5) recently completed projects with contact information:

DPS Diann Banks-Williamson Educational
Center Addition

Project

Detroit East Riverfront Riverwalk Project at Mt.
Elliot Park & Interim Walkway Improvements

Project

U of M NCRC Building 550

Project

519427.1974111.0003

Paul Willis, Plate Moran Cresa 248.223.3316

Contact name & Telephone Number

Will Smith, Detroit Riverfront Conservancy 313.930.4766

Contact name & Telephone Number

Hannah Smith, University of Michigan 734.764.7422

Contact name & Telephone Number

Detroit PAL, Hope of Detroit Academy

Project

Ascension Health

Project

Larry Marantette, Taktix 313.300.4901

Contact name & Telephone Number

Lilian Kusmierz, Ascension Health, 248.331.4656

Contact name & Telephone Number

REFERENCES

Hannah-Neumann/Smith has built a reputation for quality design. Clients can count on us, personally, to get the job done right. The confidence of our distinguished clients to entrust us with multi-million dollar building programs time and time again is a testament to our performance.

We encourage you to contact our clients for a firsthand appraisal of our creativity, technical expertise, administrative abilities and overall performance in meeting project goals.

MS. MARIA WOODRUFF-WRIGHT

Vice President, Operations & CFO
The Skillman Foundation
313-393-1185
MWoodruff-Wright@skillman.org

MR. BARRY MURRAY

Director of Economic and Community Development
City of Dearborn
313-943-3179
bmurray@ci.dearborn.mi.us

MR. RAY WARNER

Director, Facilities Management
Blue Cross Blue Shield of Michigan
313-225-8261
rwarner@bcbsm.com





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BUILDING WITH THE RIGHT TOOLES

SAFETY ● INTEGRITY ● PASSION