



DESIGN/BUILD PROPOSAL  
CAPITAL IMPROVEMENTS  
AT  
SOUTHFIELD YARD  
FOR  
CITY OF DETROIT DEPARTMENT OF PUBLIC WORKS



**Ehresman Associates, Inc.**  
architects engineers



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**LETTER OF INTEREST**

KEO & Associates, Inc. (KEO) and Ehresman Associates, Inc. are extremely exited in working with the City of Detroit Department of Public Works to provide the Design/Build services for the Capital Improvements at Southfield Yard.

We realize that as a Design/Builder we will further develop the Preliminary Design provided in the Bridging Documents through to Construction Documents and provide the relevant Construction Services accordingly. During the Design Development and Construction Phases, we will provide all design services, management services, labor, materials and equipment necessary to complete this project.

We are submitting our credentials and profiles as a team that clearly demonstrate our ability to provide Design/Build services to complete the improvements at the current Southfield Yard. Our team has worked together before on several other projects and collectively, we have the experience in the architectural, engineering and construction to complete work according to plans and specifications. Our companies employ personnel with the relevant technical and professional qualifications required for the successful completion of similar projects. Furthermore, our design team comprising of Ehresman Associates, Inc. as our Designers and Spalding De-Decker, as our Consultants are industry leaders in this type of work. As a team we have successfully completed the Emergency Operation Center, Belle Isle Nature Zoo and Rochester Fire Station, and currently working on City of Detroit Real Time Crime Center.

KEO & Associates, Inc. is licensed and bonded for Construction Management and General Contracting Services. Ehresman Associates, Inc. is licensed and insured to render Architectural and Engineering Services.

KEO & Associates, Inc. is the prime contact for this collaboration and will be serving as the Builder overseeing the project, while Ehresman Associates, Inc. will be the Architect and Engineer of Record.

We are very pleased to submit our Qualifications. The contents and commitments in this submittal shall remain firm for 90 calendar days .

Thank you for this opportunity and we look forward to working once again with the City of Detroit.

Sincerely,

Chris Onwuzurike, President  
KEO & Associates, Inc.

Letter of Intent



PROPOSAL - DESIGN BUILD SERVICES FOR  
CAPITAL IMPROVEMENTS AT SOUTHFIELD YARD  
FOR CITY OF DEPARTMENT OF PUBLIC WORKS  
(DBA #72-0014/REQ. #410755)



**KEO AND ASSOCIATES, INC.**

Location of Principal Office:

KEO and Associates, Inc.  
18286 Wyoming  
Detroit, Michigan 48221  
Contact: Chris Onwuzurike  
313.340.1688 (O)—313.340.1680 (F) 313-779-9600 (C)  
Email - [conwuzurike@keoassoc.com](mailto:conwuzurike@keoassoc.com) - [www.keoassoc.com](http://www.keoassoc.com)

Firm Ownership Structure:

Corporation

State of Incorporation:

Michigan

Principal:

Chris Onwuzurike, President

Length of Time in Business:

23 Years

Federal Employee ID No. :

38-3252495

State of Michigan Builder license No.:

2102152063

Overview of KEO and Associates, Inc.

KEO and Associates, Inc. (KEO) has been providing general contracting, construction management, and construction technical services since its founding in July, 1994. To date, we have completed various commercial, institutional and municipal projects worth several million dollars.

KEO is a Detroit focused organization with familiarity with City of Detroit Codes, permitting and processes. We specialize in working on owner occupied existing structures (Renovations and additions). We have successfully completed the following related owner occupied projects while maintaining the associated security and safety issues: **DPD 2nd Precinct Renovation, Crowell Recreation Center Renovations, Mound Correctional Facility, Huron Valley Women Correctional Facility., DPD 3rd Precinct and DPD Real Time Crime Center.**

KEO is a Detroit based and headquartered company. Currently staffed with 13 full time employees

**EHRESMAN ASSOCIATES, IINC.**

Ehresman Associates Inc. has served major corporate, government, and education customers for over twenty-five years. The firm includes a talented and committed staff offering design experience on over \$900 million in construction value, including over 800 major public and private projects. The firm approaches each project with a strong interdisciplinary perspective, integrating a wide range of technical disciplines, while working closely with each customer to ensure that the design meets the unique requirements of the project. Ehresman Associates has extensive experience in the design of municipal and business buildings; financial and educational facilities; and recreation, institutional, and senior housing projects.

**Location and Principal Office**

803 West Big Beaver Road  
Suite 350  
Troy, MI 48084  
Ph.: 248-244-9710  
Fax: 248-244-9712  
Email: [architects@ehresmanassociates.com](mailto:architects@ehresmanassociates.com) [www.ehresmanassociates.com](http://www.ehresmanassociates.com)

**Ehresman Associates, Inc. specializes in:** **Architecture:** Programming, Design and Construction Documents, Specifications, Cost Estimating, Space-Needs Programming, Bidding Services, Construction Services

- **Engineering:** Structural, Electrical, Heating-Cooling, Plumbing, Fire Protection, Civil Engineering, Process Planning, Equipment Installations, Surveying, Energy Conservation
- **Planning:** Master Site Plans, Urban Design, Site Development Planning, Neighborhood and Parking Studies, Site Analysis, City Site Plan Approval Submissions
- **Interiors:** Interior Design, Space Planning, Colors and Materials, Furniture and Equipment Selection, Graphic Design

Business Organization



**KEO and ASSOCIATES, Inc.**

Areas of Service:

- Construction Management
- General Contracting
- Design/Build (Collaborative)
- Construction Technical Services:
  - Building Assessment
  - Facility Rehabilitation Feasibility
  - Owner Representative
  - Cost Analysis
  - Delay Cost Analysis
  - Specification Writing
  - Program Management
  - Compliance Monitoring
  - Contract Payment Packaging
  - Construction Safety Monitoring & Quality Assurance
  - Construction Dispute Resolution
  - Project Planning & Fast Track Projects

Firm History/Profile:

KEO and Associates, Inc. (KEO) was founded in 1994 to provide general contracting, construction management, and construction technical services for owners of commercial, residential, municipal and institutional facilities. To date, the firm has completed various facilities worth several million dollars. KEO's early successes can be attributed to commitment to excellence, hard work and ability to meet clients' needs. As a growing company, KEO has partnered with other established corporations to successfully deliver many of its projects and continues to look at collaboration with other established corporations as an effective approach to building an experienced professional team. Chris Onwuzurike, founder, started the company after 15 years of working for the City of Detroit in various city departments and 10 years of private sector involvement.

Affiliations / Certifications:

- Construction Association of Michigan (CAM)
- USGBC (United States Green Building Council)
- AGC (Association of General Contractors)
- NAMC (National Association of Minority Contractors)
- Building Industry Association (BIA)
- Michigan Minority Business Development Council (MMBDC)
- Detroit Headquartered Business (DHB)
- Detroit Based Business Enterprise (D/SBE)
- National Association of Home Builders (NAHB)
- Wayne County Small Business Enterprise

KEO has successfully completed multiple public and governmental projects of varying complexity, including several owner occupied building renovations as well as new buildings additions to existing facilities ranging in cost from \$50,000 - \$20,000,000. A few of our recent clients include:

- State of Michigan – Department of Management Technology and Budget
  - Women's Huron Valley Correctional Facility
  - Mound Correctional Facility
- Wayne State University (WSU)
  - Engineering Core Lab
  - Student Center Bldg.
- Detroit Public Schools
- Eastern Market Corporation
- City of Warren



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architects engineers

## Authorized Negotiator

Chris Onwuzurike is designated Project Executive authorized to negotiate and sign contracts on behalf of the KEO Team.

Contact Information is as follows:

Chris Onwuzurike,  
President,  
Keo & Associates, Inc.  
18286 Wyoming  
Detroit, MI 48221  
Telephone: (313) 340-1688  
Facsimile: (313) 340-1680  
Cell: (313) 779-9600  
E-mail: [conwuzurike@keoassoc.com](mailto:conwuzurike@keoassoc.com)

## Litigation Judgments

There have been NO litigation judgments against KEO and Associates, Inc. or any of the team members in the last five years.

Authorized Negotiator



## SCOPE OF WORK

### UNDERSTANDING AND IMPLEMENTATION

KEO and Associates (Keo) and Ehresman Associates, Inc. will work with Detroit Building Authority (DBA) to develop and implement the desired results in a timely fashion and within budget.

### PRE-DESIGN MEETING

The KEO team will work together to ensure that design, project management and construction administration of the City of Department of Public Works Capital Improvement Project is carried out seamlessly. This will involve the use of our very experienced personnel using software which we already own and are proficient in the use of **Sage timberline** for site reporting. And project accounting. **4Clicks** will be used right from the pre-design stage for estimating. Microsoft Project will be used for project scheduling, project documentation, specifications and other reporting.

Upon award of this project to The KEO Team, we will work with the City of Detroit Department of Public Works to establish a date for the first pre-design meeting. At this meeting, the KEO Team will review the project schedule with the City of Detroit Department of Public Works and commence discussions on the needs and wants for the project. At this meeting, regular project meeting days will be established. Dates for conference calls to follow up on pre-design issues may also be agreed upon at this time or at a subsequent meeting.

The KEO team will (based on preliminary discussions with the City of Detroit Department of Public Works) will prepare a list of needs and wants in order of priority and present this along with preliminary recommendations for the project. Preliminary budget estimates will be a part of this list in order to facilitate and enhance City of Detroit Department of Public Works quicker decision-making process.

Once the City of Detroit Department of Public Works has agreed on the list of items/elements to be included in the project design, the KEO team will assist the Owner in preparing a list of permits that may be required. At this point, the KEO team expects that the Owner will identify and coordinate preliminary meetings with City Departments and agency stakeholders with full involvement of the KEO team.

### DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS & CERTIFICATIONS

The KEO Team will evaluate the Detroit Yard building and prepare a report which will highlight the existing conditions of the building in various areas and make recommendations for the final list of elements to be included in the project. This will be an update of the list of needs and wants presented to the City of Detroit Department of Public Works earlier.

The KEO Team will await approval from the Owner of the final list of building elements. This approval shall be given by the Owner in writing.

Once approval of the list of building project elements has been received, the KEO team will update the Project Schedule to reflect any time lost or gained in the process thus far.

The KEO team shall prepare a Comprehensive Design Plan for review by the Owner.

- Once the Design Plan has been approved by the City of Detroit Department of Public Works, the KEO team shall immediately proceed with the preparation of the Preliminary Design with all the agreed elements.
- At this point, the KEO team would have established an FTP site for the exchange of information.
- The KEO team will update the budget estimates created earlier, to reflect the proposed Comprehensive Design Plan.
- The KEO team will make City of Detroit Department of Public Works required changes to the Design Plan and following approval of this, will update cost estimates and construction schedules.
- Once approval has been received from the City of Detroit Department of Public Works, the KEO team will proceed with the preparation of final, sealed construction drawings, documents, update the schedule, and cost estimates as required.



- The KEO Team will work together to make the submittal process, site visits, construction project progress meetings, obtaining permits, supervision and construction work approvals, as efficient as possible.

## CONSTRUCTION ADMINISTRATION & GENERAL CONSTRUCTION

- The KEO team's construction team will be made up of the office construction management group and the site construction administration group. The site construction administration group will be equipped with computer notebooks which will be link to the head office network, intranet and internet. The site construction group will also be equipped with all required communication devices – telephones, fax machines and radio communication. The site construction group will have real time access to information such as estimated shipping dates of equipment, schedule updates, revised drawings, documents and so on. The site construction administration group will provide input to the office construction group for update of the schedule as required. The site construction administration group will also provide information that will be used to generate Requests for Information (RFI's) and bulletins by the Architect as necessary. The site construction group will meet with the office construction group regularly through physical meetings, web meetings or conference calls.
- The Project Manager will be the main liaison between the site construction administration group and the office construction management group.
- The Office Construction Management group will include the Project Coordinator, the Project Engineer, the Estimator, Safety Officer and the Contract Administrator. This group will ensure that up-to-date information is constantly made available to the site construction administration group. The Office Construction Management group will be responsible for creating all out-going documents regarding the project and for the filing of all in-coming documents. This group will be responsible for the creation of all contract documents as well as the administration of these contracts. This group will be responsible for the material submittal process and will constantly communicate with the site construction management group so that everyone is aware of the status each project item. The Office Construction Management group will be responsible for updating the project schedule. The Office Construction Management group will be responsible for the creation of all reports that will go to the design team and/or the Owner.
- The Project Manager will be responsible for the procurement of all building permits. He will work with the Owner as necessary to complete these tasks in a timely manner.
- Once the Construction Process starts, the KEO team will provide the Owner with a staging plan which will indicate areas where materials and equipment may be stored and will also indicate areas that will be made available to the public. This staging plan will be updated if necessary to reflect changes in key work areas.
- The KEO team in the process of mobilization will establish a site office which will be the base of the site construction administration group. Whether this office is outside or inside the building, will be agreed upon with the Owner.
- The KEO Team Safety Officer will prepare a safety plan and during the course of construction will ensure that the safety plan is enforced.
- The KEO Team Contract Administrator will be responsible for maintaining sub-contractor contracts, sworn statements, waivers and certified payrolls for all subcontractors on the project.
- The KEO Team will make sure the team is adequately represented as required for involvement with the Owner and various City Departments and agency stakeholders.





- The KEO Team has extensive experience in the renovation/addition of City of Detroit Departments and is very familiar with the City requirements. The KEO Team is set to ensure that the owners will get a completed built out on time and on schedule, using our various resources and set Project and Construction Management procedures that will exceed City of Detroit Department of Public Works expectations.

#### PRE-CONSTRUCTION SERVICES

- Attendance at a project kick-off meeting.
- Review of existing construction documents if available.
- Field observations and evaluation of existing conditions.
- Attendance at required planning meetings to finalize the program.
- Development of a Preliminary Project Schedule
- Creation of ALL PROJECT DOCUMENTATION
- Create a submittals log
- Development and review of probable construction cost estimates with City of Detroit Department of Public Works
- Value Engineering as necessary
- Finalization of the construction documents and redesign and update of the specifications as a result of Owner review meetings.
- The KEO team headed by the Project Manager will pursue and obtain all required permits for the project.
- Preparation of construction bidding packages.
- Bidding, bid opening and award of sub-contracts.

#### CONSTRUCTION PHASE SERVICES

- The KEO Team will prepare a site mobilization and staging plan.
- Review of shop drawings submittals for materials and equipment required by the Owner
- Attendance at construction meetings as required by the Owner. The KEO Project Coordinator will document these meetings.
- Preparation of a project punch lists as well as follow-up of remedial work.
- The Construction phase includes all facets of construction services. During the construction period, the KEO Team will provide all staff as required on site on a full-time basis.
- The Project Manager will work with the Site Superintendents to ensure that deliveries are made as required, sub-contractors are mobilized when required and any critical site issues are brought to the attention of the Project Executive, and where necessary the Owner.
- The Project Manager will also work with the Project Coordinator and Contract Coordinator to ensure that all documentation is appropriately and properly generated, followed up and filed. The Project Coordinator will update the drawing and submittals logs as there are changes and will keep a log of all RFIs and responses.
- The Project Manager will also work with the KEO Team Estimator to bring him up to speed with possible changes, work that has to be bid, bids that have to be approved, payments to be considered for subsequent payment applications and any additions to the scope of work by the owner that have to be considered in the Project Budget.
- The Site Superintendent will work with his assistant and the Project Manager to develop a safety plan that will be reviewed by the project team and the City of Detroit Department of Public Works Project Manager for refinement and implementation.
- The Project Manager along with the Project Coordinator will refine and update the Project Schedule.
- The KEO team will set up weekly construction meetings with the sub-contractors to deal with construction, safety and other site issues. These meetings will be attended by the Project Manager and the Project Coordinator. The Project Manager, Technical, Safety and Contract Coordinator will visit the construction site at intervals appropriate to the stage of construction and ensure that appropriate documentation is up-to-date to protect the interest of the Owner and the KEO Team.



- The KEO team will ensure that all inspections by authorities are properly scheduled and carried out so as not to negatively impact the project schedule.
- The KEO team will utilize acquired professional experience to bring the project within budget and the various proposed schedules.
- The KEO Team has on-going projects in the City of Detroit. We are familiar and knowledgeable of the relevant building codes, standards and specifications that would be applicable to the Project.
- The KEO Team will document all changes to construction drawings to create as-built drawings.
- The KEO Team will coordinate all Project Closeout and Training efforts.

#### REPORTING PROJECT STATUS

The KEO Team will produce regular reports as required by the Owner.

- Overall Project Progress Report with photographs, highlighting critical issues
- Project Schedule Update with areas of time gain and time loss highlighted
- Status of Requests for Information
- Status of Submittals and Approvals
- Status of Substitutions



## Capacity and Resources

KEO Team comprised of the following:

Keo and Associates, Inc. (Prime contractor/Builder)  
Ehresman Associates, Inc.

Our companies have available personnel with the relevant technical and professional qualifications required for the successful completion of this projects.

**Team Chemistry and familiarity with City of Detroit projects:** Keo team is a collaborative of companies that have worked together before on similar projects within the state of Michigan. Members of our team are very familiar with City of Detroit project delivery processes. Each of the identified key personnel for the project are ready available to take this project upon award. We are committed to utilizing same staff and consultants with experience on similar project and have history of working together as a team. Our Team organizational (attached) also addressed our staff composition.



## Capacity and Resources

<p><b>Immediate Key Staff Availability includes:</b>          Chris Onwuzurike—12 Hours Week          Michelangelo Cereghino—20 Hours week          Brent Koors - 40 hours          Chris Duru - 40 Hours week          Lisa Ojeshina - 40 Hrs Week          Marcia Bails –40 Hrs Week          Elizabeth Bye- 15 Hours week          Marc Chamberlin - 15 Hours week          Joe Cangemi – 20 Hours week          Jacoda Wojtowicz – 15 Hours week          Matthew Rybak – 20 Hours week          Andre Thomas– 30 Hours week          Engineering – 40 Hours week</p>			
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**Note:** THE RESOURCES OF THE COMPLETE STAFF OF THE TEAM MEMBERS WILL BE DEDICATED TO SUPPORT THE PROJECT EFFORTS.

### Awards and Recognition

In 2010, the KEO/Turner Joint Venture was awarded the American Society of Engineers 2010 Quality of Life Award for the construction of Shed #3 of the Eastern Market in Detroit, Michigan.

The Shed #3 Eastern Market Project was also recognized by CAM Magazine as the Outstanding Construction Project of the year 2010 and is featured in its 2010 Special edition. The presentation was made to the project team at the CAM Expo in 2011.

KEO and Associates & Ehresman Associates, Inc. work on the Belle Isle Nature Zoo project was featured in the October 2014 issue of CAM magazine.



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architects engineers

**CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS**

**KEO & ASSOCIATES, INC.**



CHRIS ONWUZURIKE  
Project Executive

MICHELANGELO CEREGHINO  
Project Manager

BRENT KOORS  
Project Superintendent

CHRIS DURU  
Project Estimator

LISA OJESHINA  
Project Coordinator

MARICIA BAILS  
Project Accountant

**EHRESMAN ASSOCIATES**

**Ehresman Associates, Inc.**  
architects engineers

ELIZABETH BYE, AIA, LEED AP  
Senior Architect

MARC CHAMBERLIN, AIA  
Senior Architect

JOE CANGEMI  
Project Manager

JAGODA WOJTOWICZ  
Architectural Intern

MATTHEW RYBAK  
Architectural Intern

ANDRE THOMAS  
Architectural Intern

**BUILDING TRADE  
CONTRACTOR**

**BUILDING TRADE  
CONTRACTOR**

**BUILDING TRADE  
CONTRACTOR**

**BUILDING TRADE  
CONTRACTOR**

**BUILDING TRADE  
CONTRACTOR**

**STRUCTURAL ENGINEERING**

**SPALDING DEDECKER**

Capacity and Resources



**KEO & ASSOCIATES, INC.**

**CHRIS ONWUZURIKE**

**PROJECT EXECUTIVE**

As Chief Project Executive, Chris is responsible for overall project implementation and delivery of every KEO Project. He provides advice, guidance and direction to resolve operating challenges and establish owner's project visions. Chris is a licensed State of Michigan Builder and Contractor.

Chris brings more than 27 years of experience to the construction industry with specialization in Project Management. His project experience includes: Educational, Amusement Park, Recreational, Entertainment, Healthcare, Shopping Centers, Strip-Malls, Gas Stations, Public Facilities and Water Plants.

Chris, former member of the management team at the City of Detroit Planning and Development Department and Water and Sewerage Department for 15 years combined, left City of Detroit employment and founded KEO and Associates Inc. in 1994. In the last twenty years, Chris has been responsible for providing oversight in numerous projects valued in excess of one billion dollars (\$1billion).

**EDUCATION & CERTIFICATIONS:**

- Advanced Certificate in Project Management
  - Harvard University, 2002
- Masters in Construction Management
  - Eastern Michigan University, 1992
- Bachelors of Architecture
  - Lawrence Technological University, 1987



**PROJECT EXPERIENCE**

- Detroit Job Corps Center, Detroit, MI
- Henry Ford High School Major Renovations
- Eastern Market Shed #3 Renovation
- Crowell Recreation Center Renovation
- Northwest Activities Center Renovations
- Belle Isle Nature Center Renovations
- Detroit Police Department 2nd Precinct Renovations
- DWSD Randolph Payment Center/Eastside Payment Center
- Rochester Fire Station Renovations
- Brewer Recreation Center, Detroit
- Detroit Real Time Crime Center
- Kemdi Gas Station, Detroit

Key Personnel



**KEO & ASSOCIATES, INC.**

**MICHELANGELO CEREGHINO**  
**PROJECT MANAGER**

Michelangelo Cereghino has more than 15 years of international experience in design, construction supervision, project management and cost estimation. He is a professional who effectively builds team relationships with owners' representatives, subcontractors and tradesmen. He has a very detailed and in-depth knowledge of project planning. Michelangelo has been with KEO for over 10 years.

As a team member, he brings project experience in all facets of construction while ensuring top-quality performances from all parties involved. Michelangelo is very knowledgeable of and proficient with the Project Management software Prolog and Suretrak. His expertise allows for extreme project efficiency, productivity, quality assurance timberline.

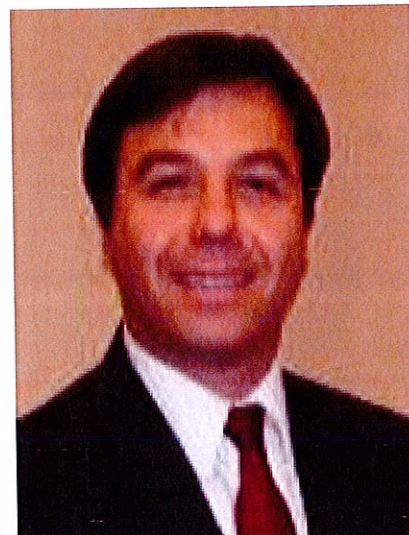
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**EDUCATION & CERTIFICATIONS:**

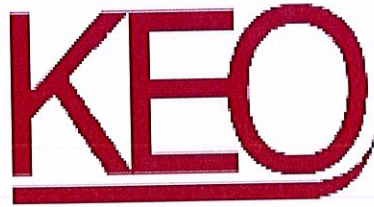
- Construction Management Studies, Eastern Michigan University, continuing
- Bachelors of Science in Architecture, Pontific Madre y Maestra University, 1995
- OSHA 30-Hour Certified in Construction Safety and Health

**PROJECT EXPERIENCE**

- Detroit Police Department 2nd Precinct Renovations
- Eastern Market Shed #3 & #5 Renovation
- Crowell Recreation Center Renovation
- Northwest Activities Center Renovations
- Belle Isle Nature Zoo Deer Building
- Detroit Real Time Crime Center, Detroit, MI
- Bedrock Core & Shell Upgrades, Detroit, MI
- Detroit Police Third Precinct, Detroit, MI
- 2016 Neighborhood Parks Improvement, Detroit, MI
- Veterans Admin. Police Relocation, Battle Creek, MI
- Detroit Job Corps Welcome Center, Detroit, MI
- Flint Genesee Job Corps Roof Replacement, Flint, MI
- Rochester Fire Station Improvements & Renovations, Rochester, MI



Key Personnel



**KEO & ASSOCIATES, INC.**

**BRENT KOORS**

**PROJECT SUPT**

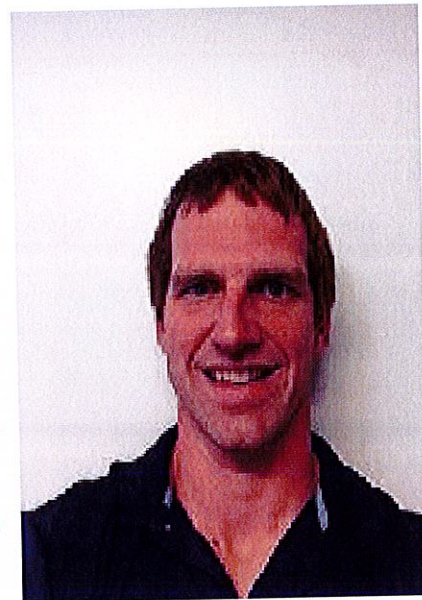
Brent Koors brings over 8 years of Commercial Construction experience. If the assignment calls for a Project Manager or Superintendent, he is well versed in both roles. Brent stands strong in facilitating and coordinating the work of the subcontractors on site while communicating with cross-functional teams to ensure project schedule remains on task and specifications are met. Strong in written and spoken communication, he brings the organizational and interpersonal skills necessary for team coordination and successful project delivery. If needed, Brent utilizes Spanish language proficiency to facilitate employees and subcontractors. His work clearly displays his commitment to building team relationships with owner’s representatives, subcontractors and tradesmen.

**EDUCATION & CERTIFICATIONS:**

- Architectural Construction Technology
  - Illinois Central College -2013 (Peoria, IL)
- Bachelor Of Art Philosophy & Political Science
  - Bradley University – 2007 (Peoria, IL)
- OSHA 30 Certification
- State of Michigan Builders License

**PROJECT EXPERIENCE**

- Detroit Real Time Crime Center, Detroit, MI
- Bedrock Core & Shell Upgrades, Detroit, MI
- Detroit Police Third Precinct, Detroit, MI
- 2016 Neighborhood Parks Improvement, Detroit, MI
- Veterans Admin. Police Relocation, Battle Creek, MI
- Detroit Job Corps Welcome Center, Detroit, MI
- Flint Genesee Job Corps Roof Replacement, Flint, MI
- Rochester Fire Station Improvements & Renovations, Rochester, MI



Key Personnel





**KEO & ASSOCIATES, INC.**

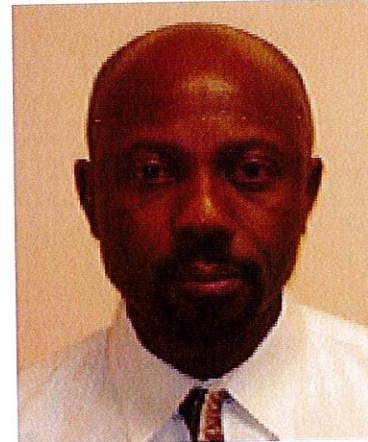
**CHRISTOPHER DURU**  
PROJECT ESTIMATOR

Chris holds a Master's Degree in Structural Engineering from the Wayne State University and has over 18 years of field engineering and estimating experience. Chris Duru has been with KEO for over 7 years.

Chris has participated in numerous KEO projects as Project Engineer, Superintendent and QC Manager. Chris is a hands-on, committed team member who uses his vast knowledge of building technologies to provide detailed budgets and value-engineering ideas to every project.

**EDUCATION & CERTIFICATIONS:**

- Master of Structural Engineering
  - Wayne State University, 1994
- Bachelor of Science in Civil Engineering
  - Yaba Institute of Technology  
Lagos, Nigeria, 1989
- National Highway Institute Certificate of Training
  - U.S. Department of Transportation
- Federal Highway Administration,
- Culvert Inspection and Operations  
National Highway Institute Certificate of Training,
- U.S. Department of Transportation
  - Federal Highway Administration,
- Safety Inspection of In-Service Bridges
- OSHA 30-Hour Certified in Construction Safety and Health



**PROJECT EXPERIENCE**

- Detroit Job Corps Center, Detroit, MI
- Crowell Recreation Center Renovation
- Detroit Public Library South Wing Renovations
- Detroit Public Library ADA Ramps and Restroom Renovations
- Wayne State University Scott Hall & Mathaei Facility Renovation
- Mumford High School Health Clinic Renovation
- City of Rochester Fire Department, Rochester
- Detroit Real Time Crime Center
- Belle Isle Nature Center & Zoo Renovations

Key Personnel



**KEO & ASSOCIATES, INC.**

**LISA OJESHINA**

**PROJECT COORDINATOR  
DOCUMENT CONTROL**

Lisa oversees all areas of office administration, personnel management and special project coordination. She oversees and supervises all project schedules, contractors, vendors and field personnel. She reviews and process contractor payment applications and account receivables. She ensures all certifications, insurance documents and sworn statements are compliant from conception to completion of all company projects.

Lisa comes with over 15 year's experience in Human Resources Management, Project Management, Contract Negotiation and Corporate Business Analyst skills. She is an invaluable member, who is dedicated to bringing efficiency and punctuality to all company

**EDUCATION & CERTIFICATIONS:**

- Bachelor of Science Public Relations
  - Tennessee State University
- State of Michigan Notary Public
- PMP Certification, 2015
- 10-HR OSHA Certification

**PROJECT EXPERIENCE**

- McNamara Federal Building, Detroit, MI
- Emergency Operations Center, MI
- Belle Isle Nature Zoo, Detroit, MI
- 2nd Precinct, Detroit, MI
- Northwest Activities Center, Detroit, MI
- Crowell Recreation, Detroit, MI
- Rochester Fire Station Improvements & Renovations, Rochester, MI
- Detroit Job Corps Center, Detroit, MI
- Flint Genesee Job Corps Roof Replacement, Flint, MI
- Detroit Real Time Crime Center, Detroit, MI



Key Personnel

# KEO

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## KEO & ASSOCIATES, INC.

### MARICIA BAILS PROJECT ACCOUNTANT

Maricia has over twenty years of experience as a finance support leader. Extensive knowledge in accounting, forecasting, job costing and product management. Areas of concentration include but not limited to budgeting, financial reporting, account reconciliation and auditing. Ability to multi-task as well as providing needed support to project manager during project cost modeling. Before joining Keo, Maricia had worked for SBE Redevelopment LLC, Madison Grace Construction LLC, and Jomar Building Company as accounting Controller and Finance manager. Maricia's proficiency in Timberline accounting software and diverse project accounting experience had made her a needed multi-purpose team member.

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#### EDUCATION & CERTIFICATIONS:

- University of Detroit, B.B.S - Accounting, M.B.A. - Finance
- General Motors Institute, Certification - Personal Computers, Lotus, Auto Cad
- Construction Association of Michigan, (CAM) - C.I.T. (Construction Industry Technician)

#### PROJECT EXPERIENCE

- Rochester Fire Station Improvements & Renovations, Rochester, MI
- Belle Isle Nature Zoo and Center Renovations, Detroit, MI
- Detroit Real Time Crime Center Renovations, Detroit, MI
- Crowell Recreation Center Renovations, Detroit, MI
- 2013 City-wide Park Improvements, Detroit, MI
- Belle Isle Nature Zoo, Detroit, MI
- McNamara Federal Bldg., Detroit, MI
- Palmer Park, Detroit, MI
- Emergency Operation Center, Detroit, MI
- Northwest Activities Ctr. Renovations, Detroit, MI



Key Personnel



**Ehresman Associates, Inc.**  
architects + engineers

**BACKGROUND and SERVICES  
RESUME**

**Elizabeth S. Bye, AIA, LEED AP**  
Senior Architect, Partner  
[elizabeth@ehresmanassociates.com](mailto:elizabeth@ehresmanassociates.com)



*I was exposed to construction at an early age by my grandfather who owned an excavation company and developed a subdivision near my home. I spent my free time exploring the houses under construction and watching the operations. These experiences have guided me through my education and career. It is fulfilling to work with a client from the initial meeting through the Grand Opening and seeing their satisfaction.<sup>2</sup>*

**PROFESSIONAL REGISTRATION**

- Registered Architect in Michigan, 2007 (#54283)
- Registered Architect in Indiana, 2012 (#11200061)
- LEED Accredited Professional, U.S. Green Building Council, 2009

**PROFESSIONAL ASSOCIATIONS**

- American Institute of Architects
- National Council of Architectural Registration Boards

**EDUCATION**

- Lawrence Technological University
  - Master of Architecture, 2004
  - Bachelor of Science in Architecture, 2001
- Lansing Community College
  - Associate of Science in Architectural Technology, 1998

**SPECIALIZED EXPERTISE**

- Full Service Design & Engineering
- Sustainable / LEED Design & Engineering
- Master Specification Administration

**RELEVANT PROJECT EXPERIENCE**

- City of Detroit and Detroit Zoological Society**
- Kemeny Recreation Center Addition and Remodel
  - Giraffe Feeding Encounter and Building Addition
  - Tiger Habitat Expansion Concept
  - Belle Isle Nature Zoo Building & Site Improvements
  - Lion Habitat Expansion and Improvements
  - Holden Museum of Living Reptiles – Reticulated Python Habitat
  - The Carousel Enclosure and Site Improvement
  - DZS Administration Building Addition and Remodel

- Community Service and Municipal Facilities**
- Potter Park Zoo Rhinoceros Holding Building and Habitat Expansion, Ingham County
  - Grand Blanc Township, Fire Station #3 Conditions Assessment and Restoration
  - National Football League / Youth Education Town at the Dick & Sandy Dauch Campus, Boys & Girls Clubs of Southeastern Michigan
  - The Salvation Army New Temple Corps Building
  - Madison Heights Public Library Renovation / Addition
  - St. Paul on the Lake Catholic School Remodeling / Addition
  - Pier Park Ice Skating Rink, Platform Tennis and Tennis Courts, City of Grosse Pointe Farms
  - Flint Genesee Job Corps Roofing Replacement

Elizabeth Bye has over twenty-three years of experience in the architectural field, sixteen with Ehresman Associates, Inc. serving major corporations, municipalities, school districts, and community service organizations. In partnership with customers, stakeholders and staff, she brings to each project and assignment an unswerving focus on design excellence. Achieving a creative, cost-effective, innovative design solution that is beautiful, functional, and sustainable creates value for our customers and enriches our physical world.

Building long term business relationships with our customers is a hallmark of this firm and key to its success. These relationships are based on a high level of integrity, honesty, trust, judgment and competency.

Particularly important to Elizabeth are green and sustainable design and construction practices. As a LEED Accredited Professional, Elizabeth stays current on available resources and technologies and provides each client with possible green / sustainable opportunities relevant to their project and budget. She also administers the office Master Specification System to ensure the most up to date products, references and standards are maintained.

**CIVIC ACTIVITIES (PAST & PRESENT)**

- Holy Rosary Catholic Church – Flint, MI
  - Pastoral Council
  - Education Commission
  - Daycare Board
- Lapeer Skating Club – Lapeer, MI
  - Board of Directors, Treasurer and Test Chair
- The Rainbow Connection – Rochester, MI
  - Volunteer

Celebrating over 35 years in Business (1981-2017)

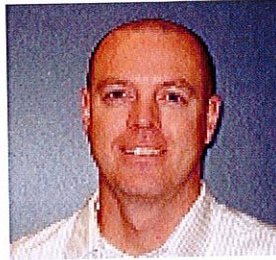
Key Personnel



**Ehresman Associates, Inc.**  
architects • engineers

**BACKGROUND and SERVICES  
RESUME**

**Marc Chamberlin, AIA**  
Senior Architect, Partner  
[marc@ehresmanassociates.com](mailto:marc@ehresmanassociates.com)



*My Grandfather was an architect. I think the combination of his architectural influence early on along with my hands-on approach to building projects around the house with my Dad led me towards this occupation. It is satisfying to see a completed project knowing that I took an Owner's objective and made it a reality.*

**PROFESSIONAL REGISTRATION**

- Registered Architect in Michigan, 2003 (#50836)
- Registered Architect in Ohio, 2015 (#1516508)
- Registered Architect in Illinois, 2017 (#001.023747)

**PROFESSIONAL ASSOCIATIONS**

- The American Institute of Architects
- National Council of Architectural Registration Boards
- International Code Council
- American Society for Healthcare Engineering

**EDUCATION**

- Lawrence Technological University
- Master of Architecture, 2000
- Bachelor of Science in Architecture, 1997

**SPECIALIZED EXPERTISE**

- Full Service Design & Engineering
- Bond & Sinking Fund Administration
- Construction Cost Forecasting
- Physical Needs Assessment / Capital Reserve Study

**RELEVANT PROJECT EXPERIENCE**

- City of Detroit**
  - Kernen Recreation Center (33,500 SF)
- City of Troy**
  - Fire & Police Training Center
  - Lloyd A. Stage Nature Center
- City of Grosse Pointe Park**
  - Lavins Activity Center
  - Art Center Design
- Charter Township of Brandon**
  - Remodeling of Edna Burton Senior Center
  - Edna Burton Senior Center Flooring Replace.
  - Restroom and Kitchen Improvements
- Grand Blanc Township**
  - Grand Blanc Township, Fire Station #3 Conditions Assessment and Restoration
- Detroit Zoological Society**
  - Lion Habitat Expansion and Improvements
  - The Carousel Enclosure and Site Improvements
- Boys & Girls Clubs of Southeastern Michigan**
  - National Football League / Youth Education Town at the Dick & Sandy Dauch Campus
- Sanilac County**
  - Emergency Operations & Training Center

Marc Chamberlin has over twenty-four years of experience in the architectural field, twenty with Ehresman Associates, Inc. serving major corporations, municipalities, school districts, and community service organizations. In partnership with customers, stakeholders and staff, he brings to each project and assignment an unswerving focus on design excellence. Achieving a creative, cost-effective, innovative design solution that is beautiful, functional, and sustainable creates value for our customers and enriches our physical world.

Building long term business relationships with our customers is a hallmark of this firm and key to its success. These relationships are based on a high level of integrity, honesty, trust, judgment and competency.

Particularly important to Marc are his very detailed construction cost forecasts that provide the foundation of a creative design. This is how we meet the very strict budget requirements of our Customers. Marc's construction cost forecasts are started well before the design commences. They are continually updated using in-house historical data and nationally published construction cost indices. In doing so, issues such as "scope creep", which can jeopardize project budgets, is minimized. This is why Ehresman Associates track record is that 95% of our projects come in under the project budget.

**ORGANIZATIONS (PAST & PRESENT)**

- The American Institute of Architects
- International Code Council
- Macomb/St. Clair Facilities Managers
- American Society for Healthcare Engineering
- Christmas In Action
- Friends of Holly Recreation Area

Celebrating over 35 years in Business (1981-2017)

Key Personnel



**Ehresman Associates, Inc.**  
architects • engineers

**BACKGROUND and SERVICES  
RESUME**

**EDUCATION**

- Lawrence Technological University
- Master of Architecture, 2007
  - Bachelor of Science in Architecture, 2004

**SPECIALIZED EXPERTISE**

- Program management
- Full service design and construction administration
- Energy / sustainable design
- Design Renderings

**RELEVANT PROJECT EXPERIENCE**

**Charter Township of Brandon**

- Restroom Improvements
- Kitchen Upgrade
- Flooring replacement

**Sanilac County Board of Commissioners**

- Emergency Operations & Training Center
- Animal Control Concept & Budget

**City of Port Huron**

- Lakeside Park Restroom & Concessions Building

**Genesee Shiawassee Michigan Works**

- Flooring Replacement and Painting

**Village of Port Sanilac**

- Welcome Center

**Detroit Zoological Society**

- Tiger Habitat Expansion and Improvements
- Belle Isle Nature Zoo Building & Site Improvements
- Lion Habitat Expansion and Improvements
- The Carousel Enclosure and Site Improvement
- Arctic Pavilion Survey
- Insurance Property Values

**City of Madison Heights**

- Library Remodeling

**Potter Park Zoo**

- Rhinoceros Holding Building

**City of Grosse Pointe Park**

- Patterson Park Gate House

**Grosse Pointe South High School**

- 1<sup>st</sup> & 2<sup>nd</sup> floor corridor ceiling and lighting Repl.

**Grosse Pointe North High School**

- Main Office relocation
- Counseling center remodel
- 1<sup>st</sup> & 2<sup>nd</sup> floor ceiling, and lighting Repl.

**Joseph Cangemi**

**Project Manager**

[joe@ehresmanassociates.com](mailto:joe@ehresmanassociates.com)



*"At a young age, on account of dyslexia I struggled with the written word. With this disadvantage, I realized in high school I needed to find an occupation that was less written word and more visual and mathematical. Fortunately, I took an architectural class during my sophomore year. This*

*felt right because it allowed me to utilize my artistic and mathematical talents. I was able to visualize in my mind's eye what most cannot. From then on, architecture became my passion."*

Joe Cangemi has over fourteen years of experience in the architectural field, eleven with Ehresman Associates, Inc. As a Project Manager, Joe is responsible for multiple projects from initial design through the completion of construction. This consistency strengthens relationships and contributes to each project's success.

In addition to the daily responsibility of project design, construction documents, specifications, construction administration, and project management, Joe is responsible for coordinating the needs of the client, consultants, and Ehresman staff. He serves as the liaison between the design team and the client to ensure all concerns are addressed through a single point of contact. Building strong, long-term client relationships is a core company value.

Joe specializes in energy conservation to increase building energy efficiency. This is in combination with decreased energy consumption and/or reduced consumption from traditional energy sources. With efforts to achieve an energy reduction, it's important to highlight areas where owners can achieve a payback for their investment with options that pay for itself in less than five years.

Joe also has a background in preparing three dimensional drawings showing the owner exactly the design intent well before a shovel hits the ground. It also aides in visualizing three dimensional structures that architects prepare in two dimensional paper documents. These renderings provide owners additional enthusiasm along with a heightened awareness of your project, and have proven to be extremely helpful for fundraising and marketing.

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Key Personnel



**Ehresman Associates, Inc.**  
architects + engineers

**BACKGROUND and SERVICES  
RESUME**

**Jagoda Wojtowicz**

Architectural Intern

[jagoda@ehresmanassociates.com](mailto:jagoda@ehresmanassociates.com)



*With an attraction to the visual arts, sciences and mathematics, since childhood, I always took interest in the physical presence of the built environment. An initial interest in three dimensional construction quickly turned to two dimensional drawings, photography, international*

*travels, technical drawings and eventually became a passion of understanding social-spatial design of the built environment. As a professional in the field of architecture, I am now able to not only utilize my skills and act on my passions, but am also rewarded by working with experienced professionals and a wide variety of clients and helping them fulfil their architectural needs.*

Jagoda has over two years of experience in the architectural field, one with Ehresman Associates, Inc. As an Architectural Intern, she is responsible for design development and construction document production. Additionally, she will provide the needed technical support to the Project Manager or Senior Architect as required.

**PROFESSIONAL ASSOCIATIONS**

- American Institute of Architecture Students
- National Council of Architectural Registration Boards
- American Society of Heating, Refrigerating and Air Conditioning Engineers
- Environmental Design Research Association

**EDUCATION**

Lawrence Technological University

- Master of Architecture, In progress
- Bachelor of Science in Architecture, 2015

**SPECIALIZED EXPERTISE**

- Landscape Design Programming

**RELEVANT PROJECT EXPERIENCE**

Art Van Furniture

- Cedar Falls, IA Franchise Store
- Corporate Signage Standards
- Monroe, MI
- Traverse City, MI
- Bloomfield PureSleep
- Chesterfield Township PureSleep
- Shelby Township PureSleep
- Dearborn PureSleep

Grosse Pointe Public School System

- Trombly Elementary Greenhouse Replacement
- North High School Stage Floor Replacement
- South High School IA Building Water Leak
- North High School Stage Lift Replacement
- South High School Rain Conductor Replacement

Detroit Zoological Society

- Giraffe Holding Building Addition
- Tiger Habitat Expansion Concept

Religious Facilities

- Our Lady of Hope Cemetery Office Remodeling
- Most Holy Redeemer Catholic Church Elevator Addition
- St. Regis Catholic Church Chapel Addition Construction Administration
- St. Thomas a' Becket Catholic Church Family Life Center Remodeling and Kitchen Expansion
- Holy Sepulchre Cemetery Office Remodeling Concept
- AOD Lunch Room Improvements

Private

- Arbor Inn Home for the Aged

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**Ehresman Associates, Inc.**  
architects • engineers

**BACKGROUND and SERVICES  
RESUME**

**Matthew Rybak**  
Architectural Intern

[matt@ehresmanassociates.com](mailto:matt@ehresmanassociates.com)



*"A strong interest in visual communications and all aspects of design eventually led me to the study and creation of the built environment. This interest led to greater ones in the fields of architecture, graphic design and digital painting. Now, I look at architecture as a means of enhancing and promoting*

*social interaction between occupants and passerbys alike. Continuing this study through the lens of architecture is one of my greatest interests and one I hope to continue as I enter the professional world."*

Matthew has over one year of experience in the architectural field. As an Architectural Intern, he is responsible for design development and construction document production. Additionally, he will provide the needed technical support to the Project Manager or Senior Architect as required.

**PROFESSIONAL ASSOCIATIONS**

- American Institute of Architecture Students

**EDUCATION**

University of Detroit Mercy

- Master of Architecture, 2015
- Bachelor of Science in Architecture, 2014

**RELEVANT PROJECT EXPERIENCE**

**Art Van Furniture**

- Hillside PureSleep
- Bloomfield PureSleep
- Chesterfield PureSleep
- Dearborn PureSleep
- Shelby Township PureSleep
- Flint Twp. PureSleep
- Deerfield, IL
- Corporate Clearance Center Standards
- Corporate-wide Store Space Planning

**Religious Facilities**

- Most Holy Redeemer Catholic Church Elevator Addition
- St. Thomas A'Becket Catholic Church Family Life Center Remodeling and Kitchen Expansion
- St. Regis Catholic Church Chapel Addition Construction Administration
- St. Benedict Catholic Church West Entrance Remodeling
- St. Lawrence Catholic Church Roof Assessment
- Resurrection Parish Storage and Multi-Purpose Addition
- St. Irenaeus Catholic Church
  - Church Restroom Remodeling
  - Kitchen Remodeling and Storage Room Addition

**Detroit Zoological Society**

- Giraffe Building Addition
- Tiger Habitat Expansion Concept

**Grosse Pointe Public School System**

- Parcels Middle School Locker Replacement

**City of Detroit**

- Kemeny Recreation Center Remodeling

Key Personnel





**Ehresman Associates, Inc.**  
architects • engineers

**BACKGROUND and SERVICES  
RESUME**

**PROFESSIONAL ASSOCIATIONS**

- National Organization of Minority Architectural Students

**EDUCATION**

Howard University

- Bachelor of Architecture, 2016

**SPECIALIZED EXPERTISE**

- Specialized Graphics with Adobe Creative Suite and Google Sketch Up

**RELEVANT PROJECT EXPERIENCE**

Art Van Furniture

- Bridgeton, MO – Franchise Store

**Andre Thomas**

**Architectural Intern**

[andre@ehresmanassociates.com](mailto:andre@ehresmanassociates.com)

*"When I was younger, I would be excited to go on vacations with family. It was a chance to see new buildings in places I had never been. I would remember buildings that stuck out to me visually. From there I took my drawing skills more seriously. As I entered college, drawing became a creative way to put my thoughts on paper. Architecture has become an outlet to draw, design and connect with people in a creative way."*

Andre has over one year of experience in the architectural field. As an Architectural Intern, Andre is responsible for design development and construction document production. Additionally, he will provide the needed technical support to the Project Manager or Senior Architect as required.

Key Personnel

Celebrating over 35 years in Business (1981-2017)



**Mechanical, Electrical Engineering**

MA Engineering  
200 E. Brown Street  
Birmingham, MI 48009



*John Richards PE, LEED Principal Mechanical Engineer*  
*Ellie Sessine PE Principal Electrical Engineer*

**MA Engineering** was founded in 1988, a professional corporation licensed in Michigan to provide Mechanical and Electrical Engineering services with a staff of 30 engineers and designers. MA Engineering and PARTNERS have partnered on 95% of PARTNERS' projects totaling over 200 projects over the last 11 years. The firm is a consulting engineering firm of distinction offering professional mechanical and electrical engineering services including HVAC, plumbing, fire protection, lighting, power distribution, communications, security, facility audits, and many others. They will provide Desig-Build service engineering for mechanical, electrical, plumbing and energy design as well as recommend cost effective and coordinated solutions for deficiencies within the selected existing structures being considered.

**Structural Engineering**

**Desai Nasr Consulting Engineers, Inc.**

6765 Daly Road  
West Bloomfield, MI 48322



*Jay Desai, PE Principal Structural Engineer*

**Desai Nasr Consulting Engineers, Inc.** is an award winning, Michigan based structural engineering firm who will provide structural analysis of selected modifications should it be necessary for the project as an essential services facility for the new Real Time Crime Center Function. Desai Nasr employs engineers licensed to practice in the State of Michigan. They have a proven history with **PARTNERS in Architecture, PLC** of developing cost effective solutions. Jay has extensive experience with assessment of existing buildings and strategies for implementing innovative and cost effective repurposing solutions in a variety of facilities including similar secure facilities as well as new construction.

Desai/Nasr Consulting Engineers have over thirty five years' experience in structural analysis and design of new buildings as well as condition assessment and rehabilitation of existing structures. The firm serves a large and developed client base, consisting of Architects, Developers, Construction Managers, and Contractors, as well as facilities and management groups from area institutions. **Desai Nasr** has successfully worked with PARTNERS as a consulting Engineer for the Detroit Police / Homeland Security EOC, the Michigan EOC and MSP Headquarters Relocation in Dimondale as well as several other projects.

Firm success is based on proven design and service practices.

- Strong leadership and technically expert staff.
- Creative solutions for design challenges.
- Consciousness for construction budgets.
- Coordination with other disciplines to produce a comprehensive set of construction documents.
- Responsiveness and ability to provide timely services.

Key Personnel



PROPOSAL - DESIGN BUILD SERVICES FOR  
 CAPITAL IMPROVEMENTS AT SOUTHFIELD YARD  
 FOR CITY OF DEPARTMENT OF PUBLIC WORKS  
 (DBA #72-0014/REQ. #410755)

**Ehresman Associates, Inc.**  
 architects engineers

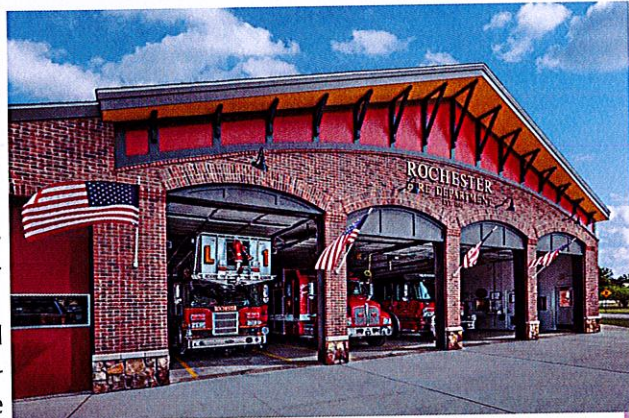
## City of Rochester Fire Station Renovations and Addition

**Client:** Rochester Fire Station

**Architect:** Partners in Architecture

**Location:** Rochester, MI

**Market:** Government, Institutional, Public Safety

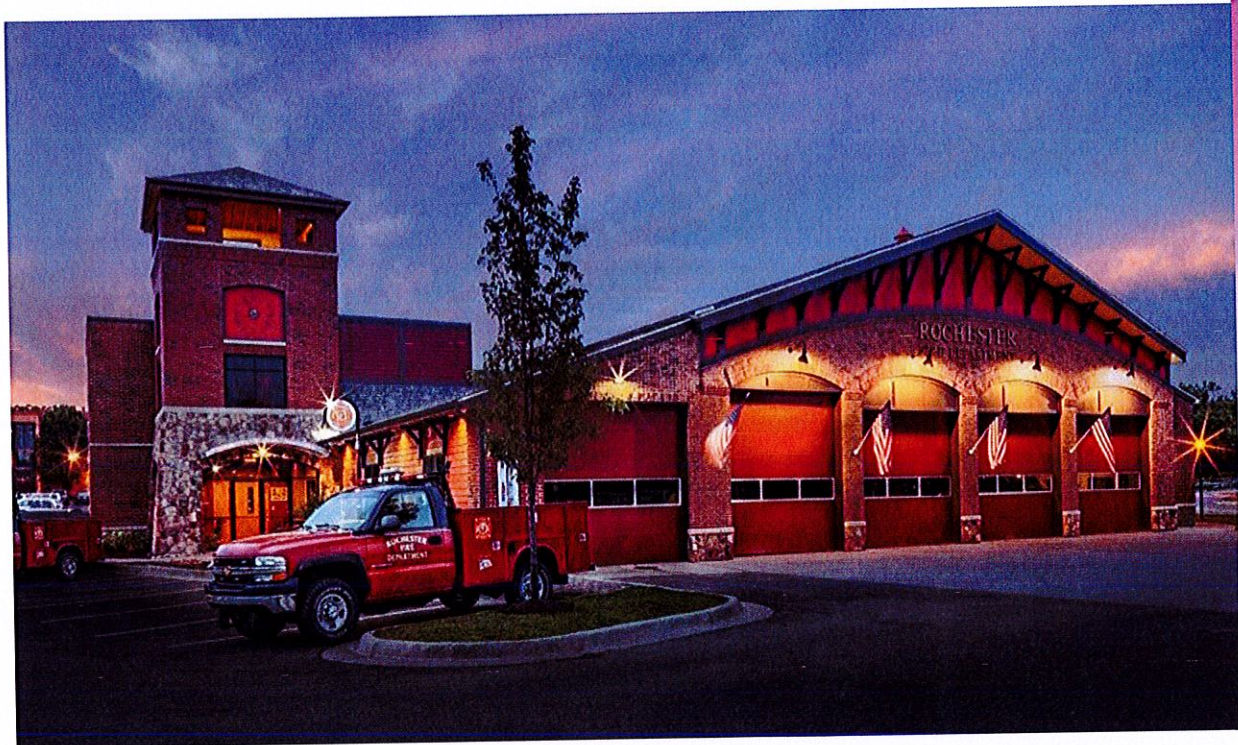


Work on the Rochester Fire Station project included 2 story addition of a new Community Room, Upstairs living quarters for the station firefighters and an observation tower totaling 5,000 sf of interior spaces.

The existing buildings underwent renovation and total upgrades. All interior finishes were upgraded, a new fire and safety system installed. The new addition received new HVAC, fire suppression and Electrical system along with green architectural finishes, Exterior brickwork, windows, Fire Pole, open concept stairs, and ADA Bathrooms.

All existing exterior areas of the building received new brickwork, new siding and paint work.

As part of this project, KEO was also required to carry out paving, landscaping and exterior concrete work. While this project provided many challenges to the design-build team due to the strict and low



Key Personnel



**DETROIT POLICE REAL TIME CRIME CENTER RENOVATIONS & BUILD-OUT**

Completion: Work in Progress  
Client: City of Detroit Building Authority  
Detroit Police Dept.  
Location: Detroit, MI  
Completion: November 2017  
Architect: Partners In Architect



As part of the DPD Capital Improvement project, KEO was contracted to provide comprehensive design/build construction services necessary and appropriate to the coordination and management of architectural services, technology services, pre-constructing and post-construction start-up commissioning of the renovation and build-out of the Detroit Police Department, Real Time Crime Center located at 1301 Third Street.

Work included full service professional design and engineering, including full technology integration (hardware and software), furniture, fixtures, equipment and plans/specifications necessary for the procurement, permitting and constructions of the project. Construction work included demolition, new construction, renovation, electrical, plumbing, new walls, paint, and mechanical.

The project is one of the first public-private community partnerships of its kind in the United States, blending a mix of Motorola Solutions, real-time crime fighting applications and community policing crime at improving neighborhood safety.



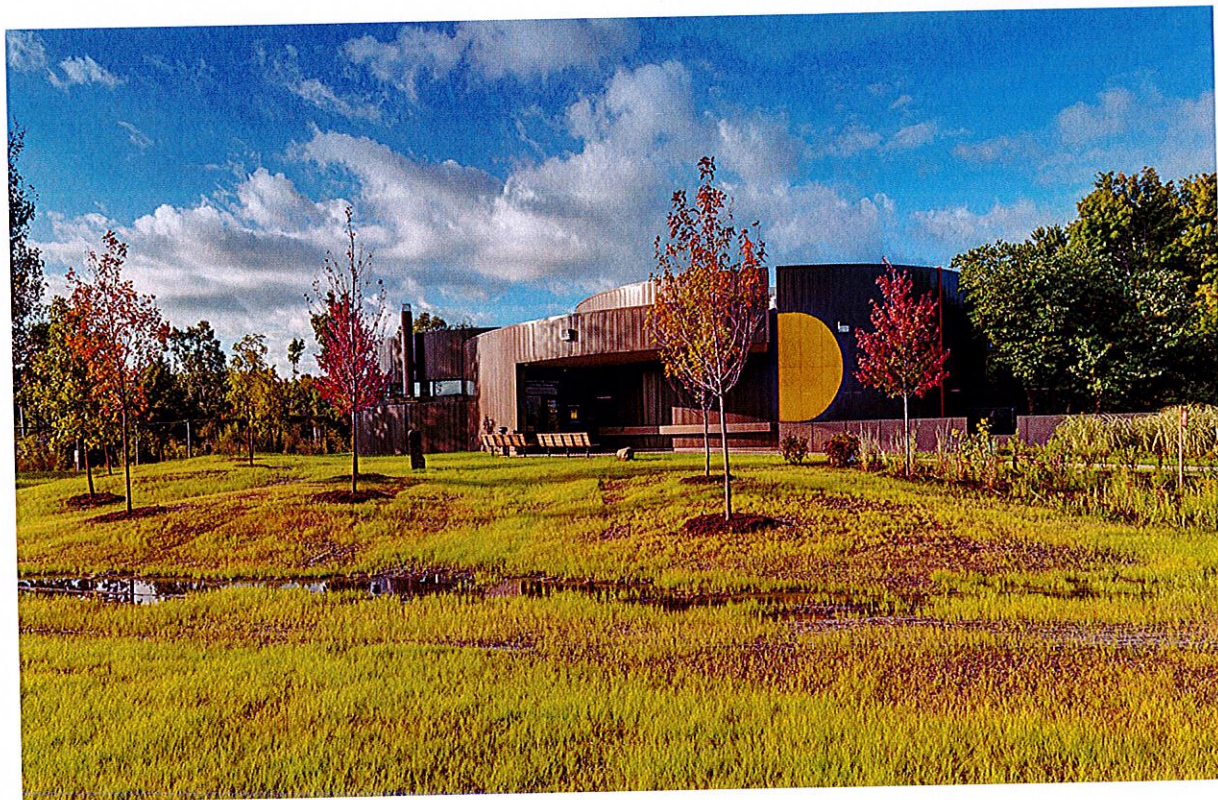
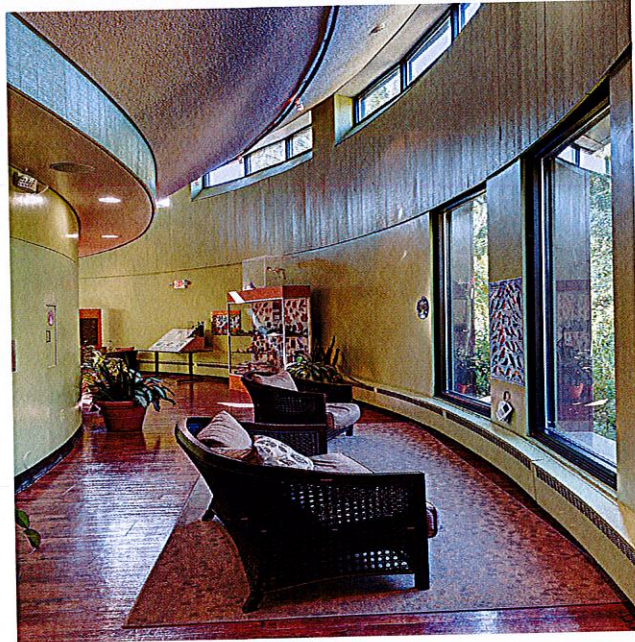
Key Personnel



**BELLE ISLE NATURE ZOO RENOVATION AND IMPROVEMENTS**

Client: Detroit Bldg. Authority & Detroit Zoological Inst.  
Location: Detroit, MI  
Cost: \$3.3 million  
Completion: July 2013  
Contact: Tyrone Clifton - (313) 224-5504

This project involved the complete interior and exterior remodeling of the 10,000 square feet Belle Isle Nature Zoo, which had not seen major improvements since 1995. Building usage was kept open during construction project. The project was placed on a fast track schedule with upgrades to the HVAC as the primary task to ensure animal climate control for the weather transition from summer and fall to winter. Mechanical upgrades included: new transformer, new HVAC units, new LED lighting, restroom upgrades, new tiles, new floors, new walls, new water fountains with integrated water filters. Project was success-fully completed according to fast track schedule.



Key Personnel



**Ehresman Associates, Inc.**  
architects • engineers

**GOVERNMENT PROJECTS**  
**MUNICIPAL Experience**

**ANN ARBOR DOWNTOWN DEVELOPMENT AUTHORITY**

- Downtown Housing Technical Building Assessment

**BELLE ISLE ZOO**

- Lion Habitat
- Tiger habitat

**BLOOMFIELD TOWNSHIP**

- Library Expansion and Renovation

**CHARTER TOWNSHIP OF BRANDON**

- Edna Burton Senior Center
  - Remodeling and Expansion
  - Flooring Replacement
  - Restroom Remodeling
- Sashabaw Meadows Polling location, Barrier Free Ramp Design

**CITY OF BERKLEY**

- City Hall Remodeling Design

**CITY OF BIRMINGHAM**

- Baldwin Library Interior Improvements

**CITY OF CLAWSON**

- Public Library Needs and Addition Report

**CITY OF DETROIT**

- Kemeny Recreation Center Addition & Remodel
- Water Department Analytical Laboratories
- Northwest Activity Center Improvements
- Johnson Recreation Center
- Butzel Family Center Improvements
- Curtis-Wyoming Commercial Revitalization
- Dexter-Davison Commercial Revitalization
- Gabriel Richard Park Improvements
- Hawthorne Center Improvements
- Baldtuck Park Building Renovation
- Wigle Recreation Center
- Tindal Recreation Center
- Chandler Recreation Building
- Crowell Recreation Center
- Brewer Recreation Center

**CITY OF ECORSE**

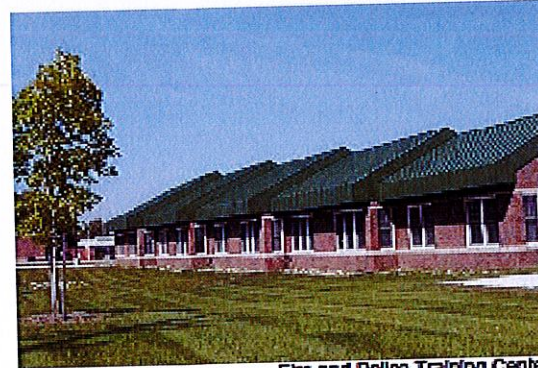
- Senior Citizen Center Remodeling

**CITY OF FRASER**

- Fraser Public Library

**CITY OF GROSSE POINTE**

- City Hall Renovation
- Police Department Renovation
- Marina Improvements
- Energy Conservation Study
- Municipal Swimming Pool Building
- Neff Pumping Station Improvements



Fire and Police Training Center  
Troy, MI

**CITY OF GROSSE POINTE - Continued**

- Department of Public Works Garage Roof Improvements
- Elsworthy Park Entry
- Park Expansion Report

**CITY OF GROSSE POINTE FARMS**

- Kerby Field Recreation Building
- Department of Public Works Emergency Generator
- Pier Park Outdoor Artificial Ice Skating Rink
- Pier Park Tennis and Winter Warming Building
- Pier Park Tennis Court Replacement
- Pier Park Platform Tennis Courts

**CITY OF GROSSE POINTE PARK**

- 22,000 sf Waterfront Lavins Activities Building
- New Park Entry Boulevard
- 10,000 sf Tompkins Community Center Renovation
- Lindell Lodge Recreation Building and Patio
- Kercheval Commercial Revitalization
- Windmill Pointe Marina Expansion
- Artificial Turf Golf Practice Greens (3)
- Municipal Parking Improvements
- Patterson Park Entrance Gatehouse
- Commercial District Facade Study
- Community Block Grant Administration
- Waterfront Concession Building
- Public Safety Expansion
- Recreation Department Offices and Grounds Room
- Department of Public Works Garage Remodeling and Improvements
- Theater Addition to Lavins Activities Building (Design underway)

**CITY OF HARPER WOODS**

- City Hall Addition Design Proposal
- Community Center Facade Renovation

Celebrating over 35 years in Business (1981-2017)

Key Personnel



**Ehresman Associates, Inc.**  
architects • engineers

**GOVERNMENT PROJECTS**  
MUNICIPAL Experience

**CITY OF MADISON HEIGHTS**

- Police Impound Yard & Office Building
- Public Library Addition and Renovation
- Wellness Center Remodeling

**CITY OF PORT HURON**

- Lakeside Park Bath House, Concession

**CITY OF SALINE**

- Pool and Recreation Center Improvement Report

**CITY OF TROY**

- Public Library Expansion and Remodeling
- Lloyd A. Stage Nature Center
- Fire & Police Training Center
- Department of Public Works Garage and Administration Office Expansion

**CLINTON TOWNSHIP**

- Senior Recreation Center

**DETROIT ZOO**

- Flamingo Exhibit
- Bird Holding Building
- Administration Building Expansion
- Administration Building Lobby Improvements
- Lion Habitat Expansion
- Kangaroo Holding Building
- Dwarf Caiman Habitat
- Small Mammal Building
- River Otter Exhibit & Building
- Macaque (snow monkey) Exhibit
- Tiger House
- Tiger Habitat Expansion Concepts
- Tree Roo Building
- Mandrill Exhibit
- Public Restrooms
- Elephant Exhibit
- Chilean Flamingo Building
- African Swamp Exhibit
- Giraffe Feeding Encounter
- Giraffe Holding Building Addition and Off Habitat Yard
- Kangaroo Habitat Improvements
- Carousel Enclosure
- Reticulated Python Exhibit

**FLINT / GENESEE JOB CORPS**

- Campus Wide Roofing Replacement

**GENESEE / SHIAWASSEE MICHIGAN WORKS!**

- Flooring & Painting Improvements

**GRAND BLANC TOWNSHIP**

- Fire Station #3 Exterior Conditions Assessment and Restoration



Detroit Zoo Lion Exhibit

**INGHAM COUNTY**

- Rhino Habitat & Building – Potter Park Zoo

**HARRISON TOWNSHIP**

- Township Offices Expansion and Renovation
- Civic Center Master Plan

**NEW YORK CITY**

- Staten Island Zoo Hospital Expansion

**PORT HURON TOWNSHIP**

- Industrial Park Master Plan

**SANILAC COUNTY**

- Emergency Operations Center
- Historic Village & Museum – Master Plan
- Historic Village & Museum – Strategic Plan

**SOUTHEASTERN MICHIGAN TRANSPORTATION AUTHORITY (SEMTA)**

- SEMTA Commuter Rail Maintenance Facility
- Renaissance Center Commuter Rail Terminal

**SOUTHFIELD TOWNSHIP**

- Administrative Office Study

**TRAVERSE CITY**

- Aquatic Animals Exhibit Design – Clinch Park Zoo

**UNIVERSITY OF MICHIGAN**

- Prismatic Club Improvement

**VILLAGE OF PORT SANILAC**

- Welcome Center
- Farmer's Market Pavilion
- Village Offices Roofing Report
- DDA – Façade Design Program

Key Personnel

FY 2016 - 2017

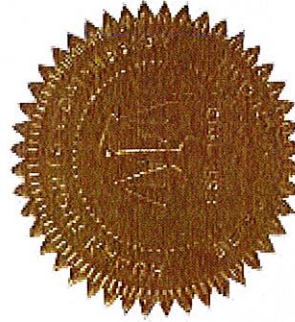
# Detroit Business Certification Program

This is to certify the business below has met all requirements set forth  
by City of Detroit Civil Rights, Inclusion & Opportunity as

*Spalding DeDecker Associates, Inc.*

Detroit Based Business (DBB)

commencing **May 5, 2017** expiring on **May 5, 2018.**



City of Detroit  
Michael E. Duggan, Mayor

Portia L. Roberson  
Group Executive - Civil Rights, Inclusion & Opportunity


Revised p.l.: 08.01.2016

Receipt Number: 2016-11637 - 11542817 - 2238

## Key Personnel





 **Relevant Experience**

Spalding DeDecker has provided civil engineering and/or surveying services for the following projects:

- ✔ Detroit Public Safety Headquarters, Detroit, Michigan
- ✔ Detroit Police Department – Eastern District, Northeastern District, Northwestern District, Western District, Training Academy, Firing Range, Detroit, Michigan
- ✔ Michigan State Police at DPSHQ, Detroit, Michigan
- ✔ New Fire Station #3, West Bloomfield, Michigan
- ✔ 16th District Courthouse, Livonia, Michigan
- ✔ 52nd District 3rd Division Oakland Courthouse & Sheriff Substation, Rochester Hills, Michigan
- ✔ 47th District Courthouse, Farmington Hills, Michigan
- ✔ 41-A and 41-B District Courts, Macomb County, Michigan
- ✔ Huron Township Hall, Huron Township, Michigan
- ✔ Lenox Township Hall, Lenox Township, Michigan
- ✔ Northville Township Hall, Northville Township, Michigan
- ✔ Macomb Township Fire Stations #3 and #4, Macomb Township, Michigan
- ✔ Northville Police Headquarters, Northville Township, Michigan
- ✔ Novi Police Station, Novi, Michigan
- ✔ Northville Fire Headquarters, Northville Township, Michigan
- ✔ Ypsilanti Fire Station No. 4, Ypsilanti, Michigan
- ✔ Livonia Police & Fire Station Renovations, Livonia, Michigan
- ✔ Grand Blanc Police Station, Grand Blanc, Michigan
- ✔ Clinton Township Police Station, Clinton Township, Michigan
- ✔ Eastpointe Police Station, Eastpointe, Michigan
- ✔ U.S. Border Patrol, Gibraltar, Michigan
- ✔ MDOT Oakland Transportation Service Center, Pontiac, Michigan
- ✔ Pontiac Transportation Terminal, Pontiac, Michigan

Key Personnel



THIS CERTIFIES THAT

# KEO & Associates, Inc.

\* Nationally certified by the: **MICHIGAN MINORITY SUPPLIER DEVELOPMENT COUNCIL**

\*NAICS Code(s): 236210; 236220; 713990; 236118; 712130; 238160; 238990

\* Description of their product/services as defined by the North American Industry Classification System (NAICS)

07/10/2017

Issued Date

MD2228

Certificate Number

*Jocset B. Wright-Lacy*

Jocset B. Wright-Lacy

*Michelle Soule Robinson*

07/01/2018

Expiration Date

Michelle Soule Robinson, President & CEO

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: <http://nmsdc.org>

[Certify](#), [Develop](#), [Connect](#), [Advocate](#).

\* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

## Key Personnel



**REQUEST FOR INCOME TAX CLEARANCE**

*Washingtonb@detroitmi.gov*

REQUESTING DEPARTMENT/DIVISION: Purchasing Department

CONTACT: wallace@detroitmi.gov PHONE: 313-628-0773 FAX: \_\_\_\_\_

Type of Clearance:  New  Renewal (Please submit 30 days prior to submitting bid or expiration date)

A. **City of Detroit**  
Income Tax Division  
Coryman A. Young Municipal Center  
2 Woodward Avenue, Ste. 313  
Detroit, MI 48226

Phone: (313) 224-3328 or 224-3329  
Fax: (313) 224-4588

**Keo and Associates, Inc.**  
Address: 18286 Wyoming St.  
City: Detroit  
State: MI Zip Code: 48221  
Telephone: (313) 340-1688 Fax #: (313) 340-1680

B. Name of Chief Financial Officer/Authorized Contact Person  
(include address if different from above)  
Chris Onwuzurika

Telephone # (313) 340-1688  
Fax # (313) 340-1680

Employer Identification or Social Security Number  
38-3252495

Spouse Social Security Number  
\_\_\_\_\_

Nature of Contract \_\_\_\_\_ BID CONTRACT AMOUNT (if known):  
Labor: \$ \_\_\_\_\_ Material: \$ \_\_\_\_\_  
Contract # (if known) \_\_\_\_\_

C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.

Check One:  Individual  Corporation  Partnership  Estate & Trust

**INDIVIDUALS ANSWER QUESTIONS 1,2,3,4**

1. Have you filed joint returns with spouse during the last seven (7) years? (If yes, include spouse SSN above)  Yes  No  
2. Are you a student, resident or claimed as a dependent on someone else's tax return?  Yes  No  
3. Were you employed during the last seven (7) years?  Yes  No  
4. Were you a resident of Detroit during the last seven (7) years?  Yes  No

**CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5,6,7**

5. Is the company a new business in Detroit? If yes, attach Employer Registration (Form DSS-4).  Yes  No  
6. Will the company have employees working in Detroit?  Yes  No  
7. Will the company use sub-contractors or independent contractors in Detroit?  Yes  No

**FOR INCOME TAX USE ONLY**

D. Has the contractor complied with the provisions of the City Income Tax Ordinance?

Yes  No  
Signature: Walter Hagan Date: 2-17-17 Expires: \_\_\_\_\_  
Signature: Walter Hagan Date: 2-22-17 Expires: 5-22-17  
Signature: Walter Hagan Date: 5-23-17 Expires: 5-23-18

To check the status of a clearance, please call (313) 224-3328 or (313) 224-3329  
VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT [www.ci.detroit.mi.us](http://www.ci.detroit.mi.us)

Key Personnel



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. <u>1</u> , dated <u>11/12/17</u>	Addendum No. <u>   </u> dated <u>   </u>
Addendum No. <u>   </u> , dated <u>   </u>	Addendum No. <u>   </u> dated <u>   </u>

**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 \$500,000.00.

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

<u>          </u> % of the Total Construction Project Costs	\$500,000	\$750,000
---	-----------	-----------

Alternate Proposed for Design/Build Fee – Fixed Lump Sum \$	<u>\$43,400</u>	<u>\$61,500</u>
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**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.

\$ \$71,042.00 Guaranteed not-to-exceed reimbursable GC costs for both 500k and 750k.

**3. Proposed 100% Performance and 100% Payment Bonds** based on total construction budget of \$500,000.00 \$500,000 \$750,000.00

\$ \$7500.00 \$11,250.00 Guaranteed not-to-exceed

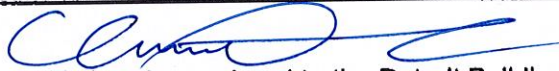
**F. EXCEPTIONS TO THE RFQ/P DOCUMENTS**

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):

**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.

**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 06 day of NOVEMBER, 2017.

The Undersigned, under penalty of perjury, certifies that:

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)

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 design/build team agrees to enter into a contract with the Detroit Building Authority substantially in the form attached hereto as Exhibit O.

**EXHIBITS**

Exhibits A, B, C, D, E, F, G, H, I, J, K, L, M, N, and O 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 the consolidation and renovation improvements to space located at 12255 Southfield Rd. Detroit, Michigan 48228, as more fully described in this Request for Qualification/Proposals (RFQ/P).

**SCHEDULE**

Mandatory Pre-Submittal Conference (jobsite):	Thursday, October 26, 2017 at 10:30 AM
Questions Due:	Wednesday November 1, 2017 at 10:30 AM EDT
RFP Submittal Due:	Monday November 6, 2017 at 1:00 PM EST
Notice to Proceed (Tentative):	Thursday November 16, 2017

**REFERENCES**

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

_____	_____
Project	Contact name & Telephone Number
_____	_____
Project	Contact name & Telephone Number
_____	_____
Project	Contact name & Telephone Number

**SECTION 6A – STATEMENT OF QUALIFICATIONS FORM  
(ENVELOPE NO. 1 QUALIFICATIONS)**

The Proposing Entity voluntarily submits the following information to confirm and verify the Proposing Entity's qualifications, experience, capacity and ability to provide the full and comprehensive Design/Build Services contemplated and identified in this RFQ/P relative the construction and turnover of the completed Project.

The Proposing Entity is invited to attach to this form additional relevant (non-sales) evidence of qualifications, experience, capacity, or ability to provide the Design/Build Services, including references the Proposing Entity deems appropriate. The DBA requests that such additional information be reasonable in quantity and presentation.

- a) Provide information for at least THREE and not more than \_\_\_\_\_ projects completed within the last 5 years over \$1M, which included the provision of Design/Build Services involving the coordination of multiple consultants and contractors. Select projects where multiple team members worked together, if possible, that demonstrates the team's capability to perform work similar to that required for this contract. The Project Description for each project should describe the relevance to this Project including special features, such as: customer service centers.

A-1) Project Name Belle Isle Nature Center Improvements  
Location Detroit, MI  
Project Owner Detroit Building Authority and Detroit Zoological Institute  
Owner Contact: Tyrone Clifton phone 313-224-5504 email \_\_\_\_\_  
Architect of Record Ehresman Associates  
Project Description Design-Build Services for the Renovation and Improvements to Belle Isle Zoo Nature Center  
Gross Project Area (sf) 10,000  
Construction Cost / Contract Value \$ 3.3M  
Date of Construction Substantial Completion July 2013  
LEED Certification \_\_\_\_\_ Level of Certification \_\_\_\_\_

A-2) Project Name Rochester Fire Station Renovation and Addition  
Location Rochester, MI  
Project Owner Rochester Fire Station  
Owner Contact: John Cleslik phone \_\_\_\_\_ email \_\_\_\_\_  
Architect of Record Partners in Architect  
Project Description Design Build Services for the Renovation and Addition of Rochester Fire Station  
Gross Project Area (sf) 5,000  
Construction Cost / Contract Value \$ 0.5 M  
Date of Construction Substantial Completion \_\_\_\_\_



LEED Certification \_\_\_\_\_ Level of Certification \_\_\_\_\_

A-3) Project Name Detroit Real Time Crime Center Renovation and Build-Out  
Location Detroit, MI  
Project Owner City of Detroit Building Authority  
Owner Contact: Tyrone Clifton phone 313-224-5504 email \_\_\_\_\_  
Architect of Record Partners in Architect  
Project Description Design-Build Services for the Renovation and Build-Out of  
Detroit Real Time Crime Center  
Gross Project Area (sf) 6,000 SF  
Construction Cost / Contract Value \$ 3.0 M  
Date of Construction Substantial Completion November 2017  
LEED Certification \_\_\_\_\_ Level of Certification \_\_\_\_\_

b) **The Proposing Entity proposes and commits to assign the following individuals to the Key Personnel Positions indicated below for the duration of this Project'** (Provide hourly billing rates for each position which include all wages, fringe benefits, bonuses, taxes and insurance, administrative costs, vehicle allowances, corporate overheads and professional fees). Provide a matrix that graphically depicts which Key Personnel worked on the projects listed in section a. The matrix must include the name and role that the person performed on the identified project.

Project Executive (compensation is included in professional fee) Chris Onwuzurike  
Project Manager Michelangelo Cereghino  
Project Architect/Engineer \_\_\_\_\_  
Project Estimator / Procurement Chris Duru  
Project Superintendent Brent Koors  
Assistant Project Superintendent \_\_\_\_\_  
Project Accountant Maricia Bails  
Document Control Lisa Ojeshina

Compensation for all positions above the Project Manager shall be included in the professional fee.

c) **Provide the following Information:**

Corporate Organization Chart (attach)  
Surety / Bonding Company Guy Hurley  
Current Experience Modification Rating: \_\_\_\_\_  
Scheduling Program Formats Microsoft Project  
Project Cost Tracking System Sage Timberline

Sample of the following proposed document to be used by the Design/Build Contractor in Bid Packaging

- Proposed Subcontract Agreement
- Proposed General Terms & Conditions
- Proposed Start-up and Close-out Procedures
- RFI and Submittal tracking procedures
- Project Website (Optional)
- Safety Record – DART and Lost time incident rate

Project \_\_\_\_\_

Contact name & Telephone Number \_\_\_\_\_

Project \_\_\_\_\_

Contact name & Telephone Number \_\_\_\_\_

**SECTION 6C – BUSINESS INFORMATION QUESTIONNAIRE**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**

**Failure to complete this form may result in your Proposal being deemed nonresponsive and rejected without any further evaluation.**

LEGAL NAME OF PROPOSING ENTITY KEO AND ASSOCIATES, INC  
PRINCIPAL OFFICE ADDRESS 18286 WYOMIN AVENUE, DETROIT, MI. 48221  
PRIMARY CONTACT CHRIS ONWUZURIKE PHONE NO 313-779-9600 EMAIL info@keoassoc.com  
WEB SITE \_\_\_\_\_

**FORM OF OWNERSHIP (Check One)**

Corporation (x)    LLC ( )    Joint Venture ( )

State of Incorporation/Registration MICHIGAN

Date of Incorporation/Registration 07/29/1994

Limited Partnership ( )    General Partnership ( )    Individual ( )

**LIST OF PARTNERS, PRINCIPALS, CORPORATE OFFICERS AND OWNERS**

Name / Title	Name / Title
_____	_____
_____	_____
_____	_____

**LIST OF CORPORATE DIRECTORS**

Name	Principal Business Affiliation (Other Than Proposing Entity)
_____	_____
_____	_____
_____	_____
_____	_____

**ADDITIONAL INFORMATION REQUIRED BY THE DBA**

LIST OF PRINCIPAL STOCKHOLDERS (i.e., those holding 5% or more of the outstanding stock)

Name / Address

Name / Address

_____	_____
_____	_____
_____	_____

SECTION 6 C – BUSINESS INFORMATION QUESTIONNAIRE Page 2 of 2

**FINANCIAL DISCLOSURE/CONFLICTS OF INTEREST:**

Identify any contract(s), including any contract involving an employment or consulting relationship, which the firm, or its partners, principals, corporate officers or owners currently has with the Detroit Building Authority, or with any of its board members or officers.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**LATEST CREDIT RATING (Specify if other than Dun and Bradstreet)**

\_\_\_\_\_

I hereby certify that the foregoing business information is true, correct and complete to the best of (my/our) knowledge and belief:

KEO AND ASSOCIATES, INC.

(Name of Proposing Business)

By  11/6/2017

(Signature)

Date

PRESIDENT

(Title)

**EXHIBIT A**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**  
**FORMAT FOR THE**  
**MONTHLY PROGRESS REPORT**  
**DETROIT BUILDING AUTHORITY CAPITAL PROJECTS**

**I. Executive Summary:**

- A. A brief description of the Project.
- B. A written summary of the Progress to Date, including a listing of any known problems that may cause delay or additional cost to the Project and Project completion percentage.
- C. A written summary of the Project Budget indicating the authorized project funds, amounts encumbered,
- D. An updated Cash Flow projection.
- E. A written summary of the project schedule.

**II. Project Status Report Attachments:**

- A. Review of current status.
  - 1. Architecture and Engineering.
  - 2. Construction, including average daily on site construction personnel and status of work in progress broken, down by trades and project safety report.
  - 3. Identify issues, which may have an impact on the project schedule.
  - 4. Project meeting minutes.
- B. A Project Data Sheet with budget breakdown for the following categories (see Budget Sheet):
  - 1. The structure (general, mechanical, electrical) with a separate line item for telecommunications.
  - 2. Services from five feet outside of structures (sewers, water supply, gas, electrical service, etc.).
  - 3. Site improvements (roads, walks, grading, etc.).
  - 4. Furnishings (furniture, movable equipment, etc. not considered part of the structure nor requiring fixed mechanical and/or electrical services).
  - 5. Professional fees, surveys, site investigations, fees for project management consultants, etc.
  - 6. Project contingencies.
  - 7. Total project cost (cannot exceed authorized amount).
- C. Each of the above categories is to be broken down further to reflect the following:

Approved Budget (dated)	Current Contract Amount
Bids	Payments to Date
Initial Contract Amount	Balance to be paid
Change Orders	

Each of the trades, material suppliers, subcontractors, code review fees, telecommunications, etc. amounts are to be listed as line items and broken down.

- c. A Change Order Report listing the following:
  - 1. The Change Order Number
  - 2. Change Order Title
  - 3. Explanation

**4. Amount**

- E. A Request for Information (RFI) Log.
- F. An original approved, (submitted at the start of construction) and an updated Project Schedule indicating all activities for the project.



**EXHIBIT C**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**

**EQUALIZATION ELIGIBILITY FORM**

In accordance with Ordinance No. 31-99, any Detroit based firm shall be deemed a better bid than the bid of any competing firm which is not Detroit-based, whenever the bid of such competing firm shall be equal to or higher than the bid of the Detroit-based firm after the appropriate equalization percentage credit from the Equalization Allowance Table has been applied to the bid of the Detroit-based firm. **NOTE: IT IS THE VENDOR'S RESPONSIBILITY TO COMPLETE THIS FORM, PROVIDE ALL NECESSARY DOCUMENTATION AND RETURN IT WITH YOUR BID. FAILURE TO DO SO MAY RESULT IN EQUALIZATION NOT BEING APPLIED.**

Company Name KEO AND ASSOCIATES, INC. RFQ # DBA #19-004/Southfield Yard Design/Build

A vendor qualifies for equalization credit as per section 18-5-2 of the purchasing ordinance as follows:

**Vendor to check all categories which apply\***

- Detroit Based Business** (as certified by the City of Detroit Human Rights Department prior to bid due date. Proof of certification must be submitted with each and every bid response.)
- Detroit Based Business with Headquarters in Detroit** (as certified by completion of the affidavit attached to bid documents and proof of certification as a Detroit Based Business prior to bid opening. The affidavit must be completed and certification returned with each and every bid for consideration)
- Detroit Resident Business** (as certified by completion of the affidavit attached to bid documents. The affidavit must be completed and returned with each and every bid for consideration)
- Detroit Based Small Business** (as demonstrated by furnishing proof certification by the City of Detroit Human Rights Department. Proof of certification must be submitted with each and every bid for consideration.)
- Detroit Based Micro Business Concern** (as certified by completion of the affidavit attached to bid and proof of certification as a Detroit Based Business. The affidavit and certification must be completed and returned each and every bid for consideration)
- Joint Venture OR  Mentor Venture** (You may only select one. One of the parties to the joint or mentor venture must be a certified Detroit Based Business prior to bid due date in order to receive equalization credit as a joint or mentor venture. Proof of certification by the City of Detroit Human Rights Department along with a copy of the Joint or Mentor Venture agreement between the parties involved is required.)

**\*The information submitted to substantiate Equalization Eligibility is subject to verification and acceptance by the City. Should it be found that the vendor is not eligible to receive equalization credit it will not be applied. Should it be found that information submitted has been falsified the vendor may be placed in Default by the City for up to a three year period at the discretion of the City of Detroit Finance Department – Purchasing Division.**



**EXHIBIT D**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**

**PURCHASING DIVISION**  
**VENDOR CLEARANCE REQUEST**

Submit to: Revenue Collections  
Purchasing Vendor  
2 Woodward Avenue, Suite 1012  
Detroit, MI 48226  
(313) 224-4087 (Telephone)  
(313) 224-4238 (Fax)

Nature of Contract SOUTHFIELD YARD IMPROVEMENTS  
Contract Amount \_\_\_\_\_

Business Type:  Corp  Partnership  Sole Proprietorship  Personal Services

Business Name KEO AND ASSOCIATES,

Complete Business Address 18286 WYOMING AVENUE, DETROIT, MI. 48221

Tax ID/FID No. \_\_\_\_\_

City Personal Property I.D. # \_\_\_\_\_

Owner(s) Name \_\_\_\_\_

Owner(s) Home Address \_\_\_\_\_ (  ) Lease (  ) Own

Contact Person \_\_\_\_\_

Phone Number \_\_\_\_\_ Fax: \_\_\_\_\_

**PLEASE DO NOT WRITE BELOW THIS LINE**

<u>Real Property</u>	<u>Special Assessment</u>	<u>Personal Property</u>	<u>Other Receivable</u>
( <input type="checkbox"/> ) Denied	( <input type="checkbox"/> ) Denied	( <input type="checkbox"/> ) Denied	( <input type="checkbox"/> ) Denied
( <input type="checkbox"/> ) Approved	( <input type="checkbox"/> ) Approved	( <input type="checkbox"/> ) Approved	( <input type="checkbox"/> ) Approved

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please mail, fax, or drop off this Vendor Request Form to the Revenue Collection Unit at the address indicated above. You will be responsible for keeping the clearance and submitting a photocopy to Purchasing with your bid package.

Signature \_\_\_\_\_ Date \_\_\_\_\_ Expiration Date \_\_\_\_\_

**EXHIBIT E**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**



**REQUEST FOR INCOME TAX CLEARANCE**

REQUESTING DEPARTMENT/DIVISION: Detroit Building Authority

E-MAIL ADDRESS: riced@detroitmi.gov

CONTACT NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

Type of Clearance:  New  Renewal (Please submit 30 days prior to submitting bid or expiration date)

<p><b>A.</b></p> <p><b>To:</b> City of Detroit Income Tax Division Coleman A. Young Municipal Center 2 Woodward Avenue, Ste. 512 Detroit, MI 48226</p> <p>Phone: (313) 224-3328 or 224-3329 Fax: (313) 224-4588</p>	<p><b>For:</b> Individual or Company Name _____</p> <p>Address _____ _____</p> <p>City _____</p> <p>State _____ Zip Code _____</p> <p>Telephone _____ Fax # _____</p>
---	---

<p><b>B.</b> Name of Chief Financial Officer/Authorized Contact Person (include address if different from above)</p>	<p>Telephone # _____</p> <p>Fax # _____</p>
--	---

<p>Employer Identification or Social Security Number</p>	<p>Spouse Social Security Number</p>
--	--------------------------------------

**BID/CONTRACT AMOUNT (if known):**

Nature of Contract: \_\_\_\_\_ Labor: \$ \_\_\_\_\_ Material: \$ \_\_\_\_\_

Contract # (if known) DBA #19-004 Southfield Yard Design/Build

**C. ALL QUESTIONS MUST BE ANSWERED TO EXPEDITE APPROVAL PROCESS. ANY QUESTION NOT ANSWERED MAY RESULT IN A DENIAL OF INCOME TAX CLEARANCE.**

Check One:  Individual  Corporation  Partnership

**INDIVIDUALS ANSWER QUESTIONS 1,2,3,4.**

1. Have you filed joint returns with spouse during the last seven (7) years? (If yes, include spouse SSN above)  Yes  No
2. Are you a student, and/or claimed as a dependent on someone else's tax return?  Yes  No
3. Were you employed during the last seven (7) years?  Yes  No

- 
4. Were you a resident of Detroit during the last seven (7) years?  Yes  No
- 
- CORPORATIONS AND PARTNERSHIPS ANSWER QUESTIONS 5.6.7.**
5. Is the company a new business in Detroit? If yes, attach Employer Registration (Form DSS-4).  Yes  No
6. Will the company have employees working in Detroit?  Yes  No
7. Will the company use sub-contractors or independent contractors in Detroit?  Yes  No
- 

**D. FOR INCOME TAX USE ONLY**

Has the contractor complied with the provisions of the City Income Tax Ordinance?

- Yes  No Signature \_\_\_\_\_ Date \_\_\_\_\_ Expires \_\_\_\_\_
- Yes  No Signature \_\_\_\_\_ Date \_\_\_\_\_ Expires \_\_\_\_\_
- Yes  No Signature \_\_\_\_\_ Date \_\_\_\_\_ Expires \_\_\_\_\_

VISIT OUR WEBSITE FOR INFORMATION AND TAX FORMS AT [www.detroitmi.gov](http://www.detroitmi.gov)

NOTE: An approved Income Tax Certificate may be used in multiple citywide departments that require a bid. Please e-mail your completed request form (preferably in pdf format) to: [IncomeTaxClearance@detroitmi.gov](mailto:IncomeTaxClearance@detroitmi.gov)

**EXHIBIT F**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**  
**COVENANT OF EQUAL OPPORTUNITY**  
**(Application for Clearance – Terms Enforced After Contract is Awarded)**

I, being a duly authorized representative of the KEO AND ASSOCIATES, INC., (hereinafter "Contractor"), do hereby enter into a Covenant of Equal Opportunity (hereinafter "Covenant") with the City of Detroit, ("hereinafter" City); obligating the Contractor and all sub-contractors not to discriminate against any employee or applicant for employment, training, education, or apprenticeship connected directly or indirectly with the performance of the contract, with respect to his or her hire, promotion, job assignment, tenure, terms, conditions or privileges of employment because of race, color, religious beliefs, public benefit status, national origin, age, marital status, disability, sex, sexual orientation, or gender identity or expression.

I understand that it is my responsibility to ensure that all potential sub-contractors are reported to the City of Detroit Human Rights Department and have a current *Contract Specific* Clearance on file prior to working on any City of Detroit contract. I further understand that the City of Detroit reserves the rights to require additional information prior to, during, and at any time after the Clearance is issued.

Furthermore, I understand that this covenant is valid for the life of the contract and that a breach of this covenant shall be deemed a material breach of the contract and subject to damages in accordance with the City of Detroit Code, Ordinance No. 27-3-2, Section (e).


RFQ / PO No: DBA #19-004 Southfield Yard Design/Build

Printed Name of Contractor: KEO AND ASSOCIATES, INC  
(Type or Print Legibly)

Contractor Address: 18286 WYOMING AVENUE, MI, 48221  
(City) (State) (Zip)

Contractor Phone/E-mail: 313-779-9600 / conwuzurike@keoassoc.com  
(Phone) (E-mail)

Printed Name & Title of Authorized Representative: CHRIS ONWUZURIKE, PRESIDENT

Signature of Authorized Representative: 

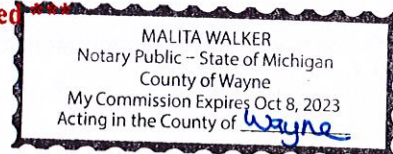
Date: 11/6/2017

**\*\*\* This document MUST be notarized \*\*\***

Signature of Notary: 

Printed Name of Seal of Notary: Malita Walker

My Commission Expires: 10 / 8 / 2023



**For Office Use Only:**

Cov. Rec'd: \_\_\_/\_\_\_/\_\_\_ in

Department Name: Detroit Building Authority

Accepted by: \_\_\_\_\_

Rejected by: \_\_\_\_\_

**Please email or fax Covenant and EOC to Director of Human Rights Department 1026 CAYMC at  
HumanRightsCL@detroitmi.gov or fax (313) 224-3434.**

## HIRING POLICY COMPLIANCE

### DETROIT CITY CODE 18-5-81 ET SEQ.

#### Purpose

To ensure that City contractors afford an individual who is qualified for a position, but has a criminal conviction, the opportunity to apply and be considered as an employee.

#### Applicability

City contracts over \$25,000 whether for goods or services and whether or not subject to competitive bidding.

#### Exemptions

Criminal history background checks are permitted for (1) positions where there is a statutory duty to perform a pre-employment screening; (2) positions where goods or services are not provided to the City (18-5-82(b)(1)); and (3) purchase of goods and services from cooperatives.

- Practice point – Any claimed exemption should be verified through the Purchasing Division or the City Law Department.

#### Affidavit of Compliance

- Contractors must execute a Hiring Policy Compliance Affidavit.
- Contractors are responsible for subcontractors' compliance.

#### Failure to Comply

Failure to comply constitutes a non-responsive bid or, where there is a contract, breach.

#### Date for Compliance Language in Requests for Proposals

---

#### Date for Inclusion of Compliance Affidavit in Bid Recommendations

---

**EXHIBIT G**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**  
**HIRING POLICY COMPLIANCE AFFIDAVIT**

I, CHRIS ONWUZURIKE, being duly sworn, state that I am the PRESIDENT  
\_\_\_\_\_ of KEO AND ASSOCIATES, INC.  
\_\_\_\_\_ of \_\_\_\_\_  
Title Name of Bidder Corporation or Other Business Entity

and that I have reviewed the hiring policies of this employer. I affirm that these policies are in compliance with the requirements of Article V, Division 6 of the Detroit City Code of 1984, being Sections 18-5-81 through 18-5-86 thereof. I further affirm that this employer will not inquire or consider the criminal convictions of applicants for employment needed to fulfill the terms of any City contract that may result from the competitive procedure in connection with which this affidavit is submitted, until such times as the employer interviews the applicant or determines that the applicant is qualified.

In support of this affidavit, I attach a copy of the application form that will be used to hire employees needed to fulfill the terms of any City contract that may result from the competitive procedure in connection with which this affidavit is submitted.

I further swear and affirm that this employer will require its subcontractors on this Project an affidavit of compliance with this Hiring Policy and will keep such affidavit available for inspection by the City and/or the DBA.

SIGNED,

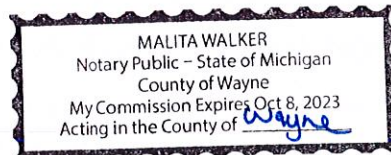


Title: PRESIDENT Date: 11/6/2017

STATE OF \_\_\_\_\_ )  
 ) SS  
COUNTY OF \_\_\_\_\_ )

The foregoing Affidavit was acknowledged before me this 6<sup>th</sup> day of Nov., 2017, by Malita Walker

Notary Public, County of Wayne  
State of Michigan  
My Commission Expires: 10-8-2023



**SLAVERY ERA RECORDS AND  
INSURANCE DISCLOSURE AFFIDAVIT**

**Purpose**

To require as part of the contracting process that each contractor with which the City enters into a contract search its records and those of its predecessor entity disclosing any records within its possession or knowledge relating to investments or profits from the slave industry, including insurance policies issued to slaveholders that provided coverage for injury, death or loss related to slaves held during the slavery era in the U.S.

**Applicability**

All contracts for goods or services with the City, whether or not subject to competitive bid.

**Affidavit**

Must be submitted to the Purchasing Division prior to submission of a contract to City Council or prior to approval.

**Voidability for Noncompliance**

Failure to comply will render a contract voidable by the Director of the Finance Department.



**EXHIBIT H**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**  
**CITY OF DETROIT**

**SLAVERY ERA RECORDS AND INSURANCE DISCLOSURE AFFIDAVIT**

- 1. Name of Contractor: KEO AND ASSOCIATES, INC.
- 2. Address of Contractor: 18286 WYOMING AVENUE, DETROIT, MI. 48221
- 3. Name of Predecessor Entities (if any): \_\_\_\_\_
- 4. Prior Affidavit submission?  No  Yes, on \_\_\_\_\_  
(Date of prior submission)

If "No", complete Items 5 and 6.

If "Yes", list date of prior submission above, go to Item 6 and execute this Affidavit.

- 5. \_\_\_\_\_ Contractor was established in \_\_\_\_\_ (year) and did not exist during the slavery era in the United States, is not a successor in interest to any entity that existed during such time, and therefore has no relevant records to search, or any pertinent information to disclose.

\_\_\_\_\_ Contractor has searched their records and those of any predecessor entity, and has found no records that they or any predecessor(s) made any investments in, or derived profits from the slave industry or from slave holder insurance policies.

\_\_\_\_\_ Contractor has found records that they or their predecessor(s) made investments in, or derived profits from, the slave industry or slave holder insurance policies. The nature of the investment, profits, or insurance policies, including the names of any slaves or slave holders, is disclosed in the attached document(s).

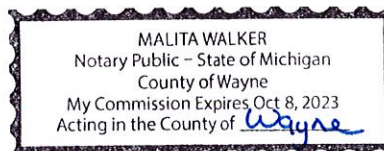
- 6. I declare that the representations made in this Affidavit are accurate to the best of my knowledge and are based upon a diligent search of records in the Contractor's possession or knowledge. All documentation attached to this Affidavit reflects full disclosure of all records that are required to be disclosed to the City of Detroit. I also acknowledge that any failure to conduct a diligent search, or to make a full and complete disclosure, shall render this contract voidable by the City of Detroit.

CHRIS ONWUZURIKE (Printed Name) PRESIDENT (Title)

 (Signature) 11/6/2017 (Date)

Subscribed and sworn to before me  
this 6th day of Nov. 2017

Malita Walker  
Notary Public, Wayne County, Michigan  
My Commission Expires: 10-8-2023



**EXHIBIT I**

(ENVELOPE NO. 1 QUALIFICATIONS)

\_\_\_\_\_ DEPARTMENT


**RESOLUTION OF AUTHORITY**

I, CHRIS ONWUZURIKE, a duly authorized representative of \_\_\_\_\_, which is authorized and registered to do business in the State of Michigan (the "Company"), DO HEREBY CERTIFY that the following is a true and correct excerpt from the minutes of the meeting of the Directors/Members/Owners of the Corporation duly called and held on 2/11/17:

"RESOLVED, That the CHRIS ONWUZURIKE and CHRIS ONWUZURIKE and each of them, hereby is authorized to execute and deliver, in the name and on behalf of the Company any agreement or other instrument, or document in connection with any matter of transaction that shall have been duly approved; the execution and delivery of any agreement, document, or other instrument, or document in connection with any matter of transaction that shall have been duly approved; the execution and delivery of any agreement, document, or other instrument by any of such officers to be conclusive evidence of such approval."

I FURTHER CERTIFY that any of the aforementioned representatives of the Company are authorized to execute and commit the Company to the conditions, obligations, stipulations and undertakings contained in the attached Construction Management Services Agreement between the Detroit Building Authority and the Company and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS WHEREOF, I have set my hand this 6<sup>TH</sup> day of NOVEMBER, 2017.

  
\_\_\_\_\_  
Company Representative

**COMPANY SEAL (if any)**

**EXHIBIT J**

**(ENVELOPE NO. 1 QUALIFICATIONS)  
DEBARMENT SUSPENSION AFFIDAVIT**

STATE OF \_\_\_\_\_ )

) ss

COUNTY OF \_\_\_\_\_ )

I, CHRIS ONWUZURIKE, being first duly sworn deposes and says as follows:

6. That I am

PRESIDENT

(owner, partner, officer, representative, or agent)

of KEO & ASSOCIATES, INC, the respondent that has submitted the attached proposal.

7. That I am fully informed respecting the preparation and contents of the attached bid and of all pertinent circumstances respecting such bid.
8. That statements in this affidavit apply to bidder's parent, subsidiaries, affiliates, joint venture partner and any person who owns ten (10%) percent or more of the bidder.
9. That the bidder has not been determined to not be responsible by any agency requesting bids or qualifications for a project.
10. That the bidder has not been debarred, suspended, proposed for debarment, declared ineligible, voluntarily excluded or disqualified from bidding or contracting.
11. That no government or other public agency has requested or required enforcement of any of its rights under a surety agreement on the basis of the bidder's default or in lieu of declaring bidder in default.
12. That there are no proceedings pending relating to bidder's responsibility, debarment, suspension, voluntarily exclusion or qualifications to receive a public contract.
13. That bidder is not the subject of any pending investigation by any grand jury, commission, committee or other entity or agency or authority of any state or the federal government in connection with the commission of a crime.
14. That within the past five (5) years, bidder has not refused to testify or to answer any question concerning a bid or contract with any federal, state or local governmental entity, any public

authority or other public entity when called before a grand jury or other committee, agency or forum which is empowered to compel the attendance of witnesses and examine them under oath.

- 15. That bidder has not within the three-year period preceding this bid had one or more public transactions (federal, state or local) terminated for cause or default.
- 16. That, if during the term of any contract with \_\_\_\_\_, bidder determines that any statement in this affidavit is untrue, bidder will promptly disclose in writing and in detail to \_\_\_\_\_ the facts which cause the statement(s) in this affidavit to be untrue.
- 17. That if for any reason the affiant cannot truthfully execute this affidavit, bidder will attach to this affidavit a detailed explanation of the reasons for its inability to truthfully execute this affidavit.

Further the affiant saith not.

[COMPANY] KEO AND ASSOCIATES, INC.



By: CHRIS ONWUZURIKE

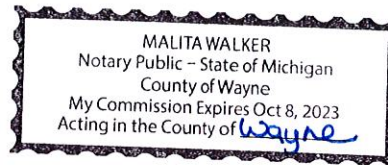
Its: PRESIDENT

Subscribed and sworn to before me this  
6<sup>th</sup> day of Nov., 2017

Malita Walker

Notary Public, County of Wayne  
State of Michigan

My Commission Expires: 10-8-2023



**EXHIBIT K**

[INTENTIONALLY OMITTED]

---

**EXHIBIT L**  
**(ENVELOPE NO. 1 QUALIFICATIONS)**  
**FINANCIAL STATEMENTS AFFIDAVIT**

Were the financial statements required by and submitted to the surety company that will provide payment and performance bonds for this project solely the financial statements of the Respondent, or were such financial statements inclusive of or supplemented by the financial statements or assets of a parent company, subsidiary company, affiliated company or other guarantor or indemnitor? The Affidavit below is to be submitted in response to this question.

**AFFIDAVIT**

I, CHRIS ONWUZURIKE, the duly authorized representative of \_\_\_\_\_, being duly sworn, hereby certify and affirm that the repayment of funds paid on claims on the payment and performance bonds issued for the SOUTHFIELD YARD IMPROVEMENTS Project (the "Project") is secured solely by the assets of \_\_\_\_\_.

If the financial statements submitted to the company's surety company for the Project were inclusive of or supplemented by other companies, guarantors or indemnitors, please list below the name(s) and address(es) of such other company (ies), guarantor(s) or indemnitor(s).

1. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_
4. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**EXHIBIT M**

**AFFIDAVIT OF DISCLOSURE OF INTERESTS BY CONTRACTORS AND VENDORS**

**Instructions.** This disclosure affidavit fulfills requirements of Section 2-106.2 and Section 4-122 of the 2012 Detroit City Charter and Section 2-6-34 of the 1984 Detroit City Code. Please complete all applicable sections by typing or legibly printing. Where a section does not apply, please check the appropriate box and skip to the next section. If necessary, provide additional information on page 4 or attach additional documents to this disclosure affidavit. This disclosure affidavit must be signed and notarized and filed with the City of Detroit Board of Ethics, Coleman A. Young Municipal Center, 2 Woodward Ave, Suite 1240, Detroit, MI 48226 (City Code § 2-6-34(b)).

Note: "Immediate family member" of a person is that person's spouse, domestic partner, an individual living in the person's household, or an individual claimed as a dependent or spouse's dependent under the Internal Revenue Code. (City Charter § 2-105.A.20; City Code § 2-6-3)

**Section 1 - Identity of Contractor/Vendor (City Charter § 2-106.2.2; City Code § 2-6-34)**

Provide the complete name of the individual, company or other entity or organization making this disclosure:

Name KEO AND ASSOCIATES, INC.

Street address 18286 WYOMING AVENUE

City DETROIT State MI Zip code 48221

Telephone 313-340-1688 Fax 313-340-1680 Email info@keoassoc.com

If the filer is a business entity, print the name, title, and contact information of the authorized individual signing for the business entity:

Name CHRIS ONWUZURIKE Title PRESIDENT

Telephone 313-340-1688 Fax 313-340-1680 Email conwuzurike@keoassoc.com

**Section 2 - Financial Interests in Matters Pending Before City (City Charter § 2-106.2.2; City Code § 2-6-34(a)(1), (2))**

The above named contractor or vendor or an immediate family member thereof

- has (if checked, complete rest of section below)
- does not have (if checked, skip to next section)

a financial interest, direct or indirect, in the following matters that are pending before  the Detroit City Council or  the following office, department or agency of the City \_\_\_\_\_

Matter \_\_\_\_\_

Interested Party (if an immediate family member, please provide an address and phone number and the nature of the relationship to the filer): Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_



Telephone \_\_\_\_\_ Relationship \_\_\_\_\_

Nature of financial interest \_\_\_\_\_

Estimated value of the financial interest \_\_\_\_\_

**Section 3 - Interests in Property Subject to Decision by City (City Code § 2-6-34(a)(3))**

The above named contractor or vendor or an immediate family member thereof

has (if checked, complete rest of section below)

does not have (if checked, skip to next section)

an interest in real or personal property that is subject to a decision by the City regarding the purchase, sale, lease, zoning, improvement, special designation tax assessment or abatement, or a development agreement.

Interested Party (if an immediate family member, please provide an address and phone number and the nature of the relationship to the filer): Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Telephone \_\_\_\_\_ Relationship \_\_\_\_\_

Description of real or personal property \_\_\_\_\_

Nature of interest \_\_\_\_\_

Estimated value of the interest \_\_\_\_\_

**Section 4 – Political/Campaign Contributions and Expenditures (City Charter § 4-122; City Code § 2-6-34(a)(4))**

The Statement of Political Contributions and Expenditures required by City Charter § 4-122, ¶ 2, is attached as an exhibit to this disclosure affidavit, and is current and accurate as of the date stated therein.

The above named contractor or vendor

is (if checked, attach most recent report to this disclosure)

is not (if checked, skip to next section)

required to file reports of campaign contributions and expenditures in accordance with other applicable law.

**Section 5 - Immediate Family Members Employed by or Seeking Employment with City (City Code § 2-6-34(a)(5))**

Please identify any immediate family member who is employed by or making application for employment with the City of Detroit.

If none, check here  and skip to next section; otherwise, complete rest of section below:

Name \_\_\_\_\_

Street address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Phone \_\_\_\_\_

Nature of relationship to filer \_\_\_\_\_

Department/agency employed by or seeking employment with \_\_\_\_\_

Position held or sought \_\_\_\_\_

**Section 6 - Persons with Financial Interest in Contractor's/Vendor's Matters Pending Before City (City Code § 2-6-34(a)(6), (7))**

Please identify all persons or entities having a financial interest, direct or indirect, in any matter the contractor or vendor has pending before the Detroit City Council or before any office, department or agency of the City. Complete on additional page(s), if necessary.

*If none, check here  and skip to next section; otherwise, complete rest of section below*

Name \_\_\_\_\_

Street Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip code \_\_\_\_\_

Contract or matter in which the person or entity named has an interest \_\_\_\_\_

The above contract or matter is pending before  the Detroit City Council or  the following office, department or agency of the City \_\_\_\_\_

Nature of financial interest \_\_\_\_\_

Estimated value of the financial interest \_\_\_\_\_

**Section 7 - Affirmation of Accuracy of Disclosure (City Charter § 2-106.2.3; City Code § 2-6-34(b))**

I understand that the information provided in this disclosure will be relied upon by the City of Detroit in evaluating the proposed bid, solicitation, contract, or lease. I swear [or affirm] that the information provided is accurate. If I am signing on behalf of an entity, I swear [or affirm] that I have the authority to provide this disclosure on behalf of the entity.

Sign name: \_\_\_\_\_

Print name: \_\_\_\_\_

Sworn and subscribed to before me on \_\_\_\_\_, 20\_\_

[ by \_\_\_\_\_, the \_\_\_\_\_  
[name] [title]

of the above named contractor/vendor, an authorized representative or agent of the contractor/vendor ].

Sign: \_\_\_\_\_

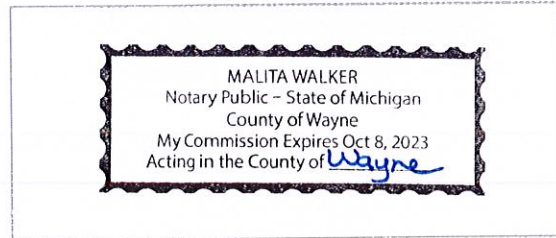
Print: \_\_\_\_\_

Notary Public, Malita Walker County, Michigan,

Acting in Wayne County

My Commission Expires: 10-8-2023

Notary Seal (if desired)





**(EXHIBIT L TO CONTRACT/LEASE, Contract No. Request for Qualifications/Proposals Design/Build Merrill Pleaisance)**

**STATEMENT OF POLITICAL CONTRIBUTIONS AND EXPENDITURES (City Charter § 4-122; City Code § 2-6-34(a)(4))**

**“City Charter § 4-122, ¶ 2:** For purposes of conflicts of interest, the City shall require in all of its contractual agreements, including, but not limited to, leases, service and equipment agreements and including contract renewals, that the contractor provide a statement listing all political contributions and expenditures (“Statement of Political Contributions and Expenditures”), as defined by the Michigan Campaign Finance Act, MCL 169.201, *et seq.*, made by the contractor, its affiliates, subsidiaries, principals, officers, owners, directors, agents or assigns to elective city officials within the previous four (4) years. Individuals shall also list any contributions or expenditures from their spouses.”

**Instructions:** In accordance with Section 4-122 of the 2012 Detroit City Charter, you must provide the following information, sign this document, have it notarized, and submit it to the City. If additional space is needed, please enter “see additional sheet(s)” on the last row and attach additional sheets.

In Column A, enter the name of the person or company that made the contribution or expenditure. If there were no political contributions or expenditures made, enter NONE.

In Column B, enter the relationship of the donor to the contractor or vendor, that is, contractor, affiliate, subsidiary, principal, officer, owner, director, agent, assignee, or spouse of any of the foregoing who are individuals.

In Column C, enter the name of the recipient, an elective city official which under Charter § 3-107, includes only the Mayor, the City Clerk, and members of the City Council and the Board of Police Commissioners.

In Column D, enter the amount of the contribution or expenditure, as defined in the Michigan Campaign Finance Act, 1976 PA 388, MCL 169.204 and MCL 169.206.

In Column E, enter the date of the contribution or expenditure. This statement must include all contributions and expenditures within the previous four years.

(A)	(B)	(C)	(D)	(E)
Donor	Relationship to Contractor/Vendor	Recipient	Amount of Contribution or Expenditure	Date

(EXHIBIT L TO CONTRACT/LEASE, Contract No. Request for Qualifications/Proposals/Design/Build Merrill Plaisance)

STATEMENT OF POLITICAL CONTRIBUTIONS AND EXPENDITURES (City Charter § 4-122; City Code § 2-6-34(a)(4))

Donor	Relationship to Contractor/Vendor	Recipient	Amount of Contribution or Expenditure	Date

Except as set forth above, I certify that no contributions or expenditures were made to elective city officials within the previous four (4) years by the contractor, its affiliates, subsidiaries, principals, officers, owners, directors, agents, assigns, and, if any of the foregoing are individuals, their spouses.

I understand that the information provided in this disclosure will be relied upon by the City of Detroit in evaluating the proposed bid, solicitation, contract, or lease. I swear [or affirm] that the information provided is accurate. If I am signing on behalf of an entity, I swear [or affirm] that I have the authority to provide this disclosure on behalf of the entity.

Sign name: *Chris Onwuzurike*

Print name: CHRIS ONWUZURIKE

Sworn and subscribed to before me on 6TH NOVEMBER, 2017 [by CHRIS ONWUZURIKE, the         ], the          of the above named contractor/vendor, an authorized representative or agent of the contractor/vendor].

Sign: Malita Walker

Print: Malita Walker

Notary Public, Wayne County, Michigan,

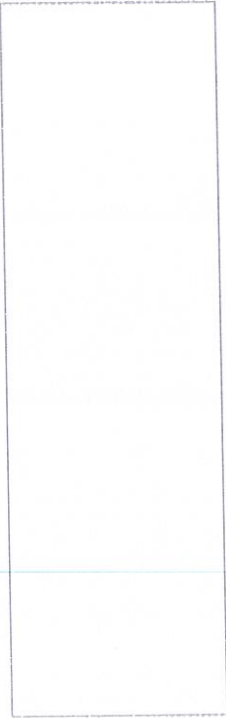
Acting in Wayne County

My Commission Expires: 10-8-2023

Notary Seal (if desired)



**(EXHIBIT L TO CONTRACT/LEASE, Contract No. Request for Qualifications/Proposals Design/Build Merrill Plaisance)  
STATEMENT OF POLITICAL CONTRIBUTIONS AND EXPENDITURES (City Charter § 4-122; City Code § 2-6-34(a)(4))**



# THE AMERICAN INSTITUTE OF ARCHITECTS



AIA Document A310

## Bid Bond

KNOW ALL MEN BY THESE PRESENTS, that we

**KEO & Associates, Inc.**  
18286 Wyoming, Detroit, MI 48221

as Principal, hereinafter called Principal, and

**Travelers Casualty and Surety Company of America**  
One Tower Square, Hartford, CT 06183

a corporation duly organized under the laws of the State of **Connecticut**  
as Surety, hereinafter called Surety, are held and firmly bound unto

**City of Detroit - Detroit Building Authority**  
1301 Third Street, Detroit, MI 48226

as Oblige, hereinafter called Oblige, in the sum of **Five Percent of Accompanying Bid**

Dollars (**5%** of Bid)

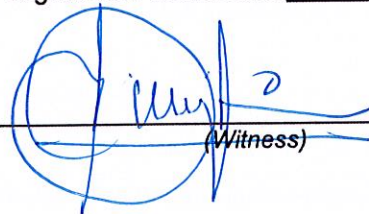
for the payment of which sum well and truly to be made, the said Principal and the said Surety, bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a bid for (Here insert full name, address and description of project)


**Design Build Services - DPW Southfield Yard Improvements**

NOW, THEREFORE, if the Oblige shall accept the bid of the Principal and the Principal shall enter into a Contract with the Oblige in accordance with the terms of such bid, and give such bond or bonds as may be specified in the bidding or Contract Documents with good and sufficient surety for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof, or in the event of the failure of the Principal to enter such Contract and give such bond or bonds, if the Principal shall pay to the Oblige the difference not to exceed the penalty hereof between the amount specified in said bid and such larger amount for which the Oblige may in good faith contract with another party to perform the Work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect.

Signed and sealed this 6th day of November, 2017.

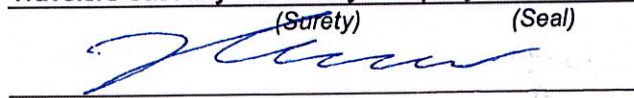
  
(Witness)

**KEO & Associates, Inc.**

  
Chris Oduwale (Principal) (Seal)  
PRESIDENT (Title)

  
(Witness)

**Travelers Casualty and Surety Company of America**

(Surety) (Seal)  
  
(Title)  
Nick Ashburn, Attorney in Fact





POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 231857

Certificate No. 007404085

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Paul Hurley, Anne M. Barick, Robert D. Heuer, Michael D. Lechner, Holly Nichols, Nick Ashburn, and Mark Madden

of the City of Troy, State of Michigan, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 6th day of October, 2017.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 6th day of October, 2017, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal. My Commission expires the 30th day of June, 2021.



[Signature]
Marie C. Tetreault, Notary Public

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

**RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

**FURTHER RESOLVED**, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

**FURTHER RESOLVED**, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

**FURTHER RESOLVED**, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 6<sup>th</sup> day of NOVEMBER, 2017

  
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at [www.travelersbond.com](http://www.travelersbond.com). Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.