

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

**MIKE DUGGAN**  
**MAYOR, CITY OF DETROIT**

**PROPOSAL FORM**

**REQUEST FOR QUALIFICATIONS/PROPOSALS  
TO SELECT A DESIGN/BUILD CONTRACTOR  
FOR THE  
RENOVATIONS AND IMPROVEMENTS  
TO  
MERRILL PLAISANCE  
FOR THE  
CITY OF DETROIT  
DETROIT POLICE DEPARTMENT  
(DBA #72-0015)**

**DPD – Merrill Plaisance – 01**

NAME OF PROPOSING ENTITY: Keo and Associates, Inc.

PROPOSING ENTITY ADDRESS: 18286 Wyoming Street, Detroit, MI 48221

DUNN & BRADSTREET NUMBER (DUNS #): 839653560

CONTACT NAME: Chris Onwuzurike

TELEPHONE: (313) 340-1688

FAX: (313) 340-1680 E-MAIL ADDRESS: conwuzurike@keoasso.com

DATE: 08/11/2017

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

**A. PROPOSAL**

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

**B. EXECUTION OF THE AGREEMENT, COMMENCEMENT OF SERVICES**

The Undersigned on behalf of the Proposing Entity,

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

C. INSURANCE & PERFORMANCE / PAYMENT

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

D. ADDENDA

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

Addendum No. 1, dated 08/10      Addendum No.    dated         
 Addendum No.   , dated             Addendum No.    dated       

E. PROPOSED DESIGN/BUILD CONSTRUCTION SERVICES AND PRICING

The Undersigned, on behalf of the Proposing Entity, proposes the following Design/Build Fees, Construction, FFE, and Reimbursable Costs based on the total Project Budget of **\$1,390,000.00**.

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

       % of the Total Construction Project Costs Arch.  
 Alternate Proposed for Design/Build Fee – Fixed Lump Sum \$        <sup>A/E SRVC</sup> \$83,400 <sup>CM FEE</sup> 3% = 41,700 = \$125,100

**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.

\$ 144,589.00 <sup>4 MOS.</sup> Guaranteed not-to-exceed reimbursable GC costs

**3. Proposed 100% Performance and 100% Payment Bonds** based on total construction budget of \$1,390,000.00

\$ 27,800.00 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.

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**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 11th day of August, 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 architectural firm agrees to enter into a contract with the Detroit Building Authority substantially in the form attached hereto as Exhibit N.

### **EXHIBITS**

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

### **DESCRIPTION**

The Detroit Building Authority proposes to select an architectural/engineering firm for the consolidation and renovation improvements to the properties located at 850 Merrill Plaisance, Detroit, MI 48203, Merrill Plaisance Renovations, as more fully described in this Request for Qualification/Proposals (RFQ/P).

### **SCHEDULE**

**Mandatory** Pre-Submittal Conference (jobsite)  
RFP Submittal **Due**  
Notice to Proceed (Tentative)

### **REFERENCES**

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

<u>Northwest Activity Center</u> Project	<u>Vincent Anwunah/(313) 224-1141</u> Contact name & Telephone Number
<u>Henry Ford High School</u> Project	<u>Darren McKennon/(734) 994-5050</u> Contact name & Telephone Number
<u>Eastern Market Shed 3 &amp; 5</u> Project	<u>Randall Fogelman/(313) 833-9600</u> Contact name & Telephone Number
<u>Belle Isle Nature Zoo</u> Project	<u>Tyron Clifton/(313) 224-5504</u> Contact name & Telephone Number
<u>Detroit 2nd Precinct</u> Project	<u>Tyrone Clifton/(313) 224-5504</u> Contact name & Telephone Number

Project Start Date: September 3, 2017	Total Days 112.0	TOTAL GENERAL CONDITIONS \$144,589
Completion Date: December 24, 2017	Total Weeks 16.0	
	Total Months 3.68	

Item No.	Description	Qty	Unit	%	Unit Price	Total	Comments
<b>1.00 Preconstruction - Staff Cost</b>							
1.03	Estimator	3.00	wks	50%	\$3,452.05	\$5,178	
1.05	Superintendent	3.00	wks	100%	\$3,068.49	\$9,205	
1.07	Project Manager	3.00	wks	10%	\$3,643.84	\$1,093	
					<b>Subtotal</b>	<b>\$15,477</b>	
<b>2.00 Construction Phase - Staff Cost</b>							
2.02	Project Director	16.00	wks	5%	\$4,602.74	\$3,682	
2.04	Superintendent	16.00	wks	100%	\$3,452.05	\$55,233	
2.09	Project Manager	16.00	wks	40%	\$3,643.84	\$23,321	
2.10	Project Engineer/QC	16.00	wks	40%	\$3,068.49	\$19,638	
2.14	Secretary/Administrative Assistant	16.00	wks	30%	\$2,301.37	\$11,047	
2.17	Accountant	16.00	wks	20%	\$2,684.93	\$8,592	
					<b>Subtotal</b>	<b>\$121,512</b>	
<b>4.00 Staff Travel</b>							
4.17	Car Allowance - Superintendent	4.00	mths		\$500.00	\$2,000	
4.18	Car Allowance - PM	4.00	mths		\$500.00	\$2,000	
					<b>Subtotal</b>	<b>\$4,000</b>	
<b>6.00 Field - Office, Furniture, Equipment</b>							
6.08	Computers	4.00	mths		\$150.00	\$600	
6.09	Photo Copier	4.00	mths		\$150.00	\$600	
6.10	Cleaning	4.00	mths		\$100.00	\$400	
6.11	Postage	4.00	mths		\$150.00	\$600	
					<b>Subtotal</b>	<b>\$2,200</b>	
<b>7.00 Telephone and Fax</b>							
7.04	Monthly Telephone Charges	4.00	mths		\$200.00	\$800	
					<b>Subtotal</b>	<b>\$800</b>	
<b>23.00 Sanitation</b>							
23.04	Temporary Site Toilets	3.00	mths		\$200.00	\$600	
					<b>Subtotal</b>	<b>\$600</b>	
<b>TOTAL GENERAL CONDITIONS</b>						<b>\$144,589</b>	

Project Start Date: September 3, 2017	Total Days	112.0	TOTAL GENERAL CONDITIONS
Completion Date: December 24, 2017	Total Weeks	16.0	
	Total Months	3.68	
			\$144,589

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