



CITIZEN TAX HELP CENTER RENOVATION
DESIGN-BUILD SERVICES



SDG Associates, LLC
Architects+Planners



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LETTER OF INTEREST

KEO & Associates, Inc. (KEO) and SDG Associates, LLC. are extremely excited in working with the City of Detroit Office of the Treasury to provide Design/Build services for the Renovations and Improvements of the Citizen Tax Help Center.

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 Citizen Tax Help Center. Our team has worked together before on several other projects and collectively, we have the experience in the architectural, engineering and construction in this type of facility experience and familiarity with several floors at CAYMC. 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 SDG Associates, LLC. as our Designers/Partners are industry leaders in this type of work, they have successfully completed the UAW Ford National Program Center, Millendar Center and Cobo Center.

KEO & Associates, Inc. is licensed and bonded for Construction Management and General Contracting Services. SDG Associates, LLC. 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 SDG Associates, LLC. 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 Building Authority and Office of Treasury.

Sincerely,

Chris Onwuzurike, President
KEO & Associates, Inc.



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 - www.keoassoc.com

<u>Firm Ownership Structure:</u>	Corporation
<u>State of Incorporation:</u>	Michigan
<u>Principal:</u>	Chris Onwuzurike, President
<u>Length of Time in Business:</u>	23 Years
<u>Federal Employee ID No. :</u>	38-3252495
<u>State of Michigan Builder license No.:</u>	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 and Huron Valley Women Correctional Facility.**

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

SDG ASSOCIATES

SDG Associates (SDG) headquartered in Detroit is a comprehensive and diverse architectural, planning and program management firm with 50 years of leadership and design experience. Formerly known as Sims-Varner & Associates. SDG provides designs for a variety of markets such as civic, cultural, education (K-12 and higher education), infrastructure and transportation, corporate, parking structures.

SDG most recent work as prime architect for \$300M in capital improvements at COBO Center, and Program Manager for the Detroit Wayne County Port Authority Public Dock and Passenger Terminal. SDG also provided architectural services for the Customs and Border Protection operations within that facility. SDG has recently completed renovations for the new Detroit Police Department 8th Precinct, a design highly praised by the Chief of Police. The same team members on the 8th Precinct project are included for this project.

With a cumulative volume of projects in excess of \$5 billion in construction costs, SDG has repeatedly demonstrated the ability to sustain the confidence of clients with high quality innovative design, practical economical construction, and efficient administration.



PROPOSAL - DESIGN-BUILD SERVICE FOR
 RENOVATION & IMPROVEMENTS TO
 CITIZEN TAX HELP CENTER - CITY OF DETROIT
 OFFICE OF TREASURY

SDG Associates, LLC
 Architects+Planners

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:

- City of Detroit
 - ◊ CAYMC 4th Floor
 - ◊ Kenneny Recreation Center
 - ◊ Third PrecinceRenovation - Design-Build
 - ◊ Detroit Police Real Time Crime Center Renovation & Improvements - Design-Build



SDG Associates, LLC

Headquartered in Detroit, SDG Associates (SDG) is a comprehensive and diverse architectural, planning and program management firm with 50 years of leadership and design experience. Formerly known as Sims-Varner & Associates, the firm was architect for original construction and renovations to the Div. I Jail – Andrew C. Baird facility and has designed some of the most recognizable structures in the city. SDG provides designs for a variety of markets such as civic, cultural, education (K-12 and higher education), infrastructure and transportation, corporate, parking structures. Additionally, we have completed federal inspection service facilities at several airports across the U.S.

Most recently, SDG is prime architect for \$300M in capital improvements at COBO Center, and we were Program Manager for the Detroit Wayne County Port Authority Public Dock and Passenger Terminal. We also provided architectural services for the Customs and Border Protection operations within that facility. SDG has recently completed renovations for the new Detroit Police Department 8th Precinct, a design highly praised by the Chief of Police. The same team members on the 8th Precinct project are included for this project.

SDG’s experienced architecture and planning professionals listen to our clients’ needs and objectives and use the information to deliver solutions that meet or exceed all of their project goals. Our commitment to design excellence has been recognized with multiple awards for both quality of work and social impact from groups such as the American Institute of Architects, the Engineering Society of Detroit, the American Association of School Administrators, and many others. For each design market we serve, we bring a wealth of experience, design and performance data, and an understanding of programming and environmental needs for each project type.

With a cumulative volume of projects in excess of \$5 billion in construction costs, SDG has repeatedly demonstrated the ability to sustain the confidence of clients with high quality innovative design, practical economical construction, and efficient administration.

SDG Project Team

Melvin C. Cross, AIA	Project Principal, Project Architect
Lincoln Calhoun, AIA	Project Architect
Paul Carr	Project Architect
William Spinks, RA	Project Architect



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SDG Associates, LLC
Architects+Planners

Authorized Negotiator

Chris Onwuzurike is designated Project Executive authorized to negotiate and sign contract 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

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 SDG Associates, LLC. 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 Citizen Tax Help Center 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 DBA to establish a date for the first pre-design meeting. At this meeting, the KEO Team will review project schedule with the DBA 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 DBA) 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 DBA quicker decision-making process.

Once the DBA 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 Citizen Tax Help Center 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 DBA 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 DBA , 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 DBA 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 DBA, 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 construction team consist of 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 of 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. (LCD) (US) (MC) 2(US)
- 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 Centers 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 DBA 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 DBA
- 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 DBA 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)

SDG Associates, LLC.

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 con-

Immediate Key Staff Availability includes:			
Project Executive	1		
Project Manager	1		
Project Superintendent	1		
Project Engineer	1		
Project Estimator	1		
Project Coordinator	1		
Project Accountant	1		
Principal Architects	2		
Technical Staff - Structural	10		
Administrative Staff -	3		

sultants with experience on similar project and have history of working together as a team. Our Team organizational (attached) also addressed our staff composition.

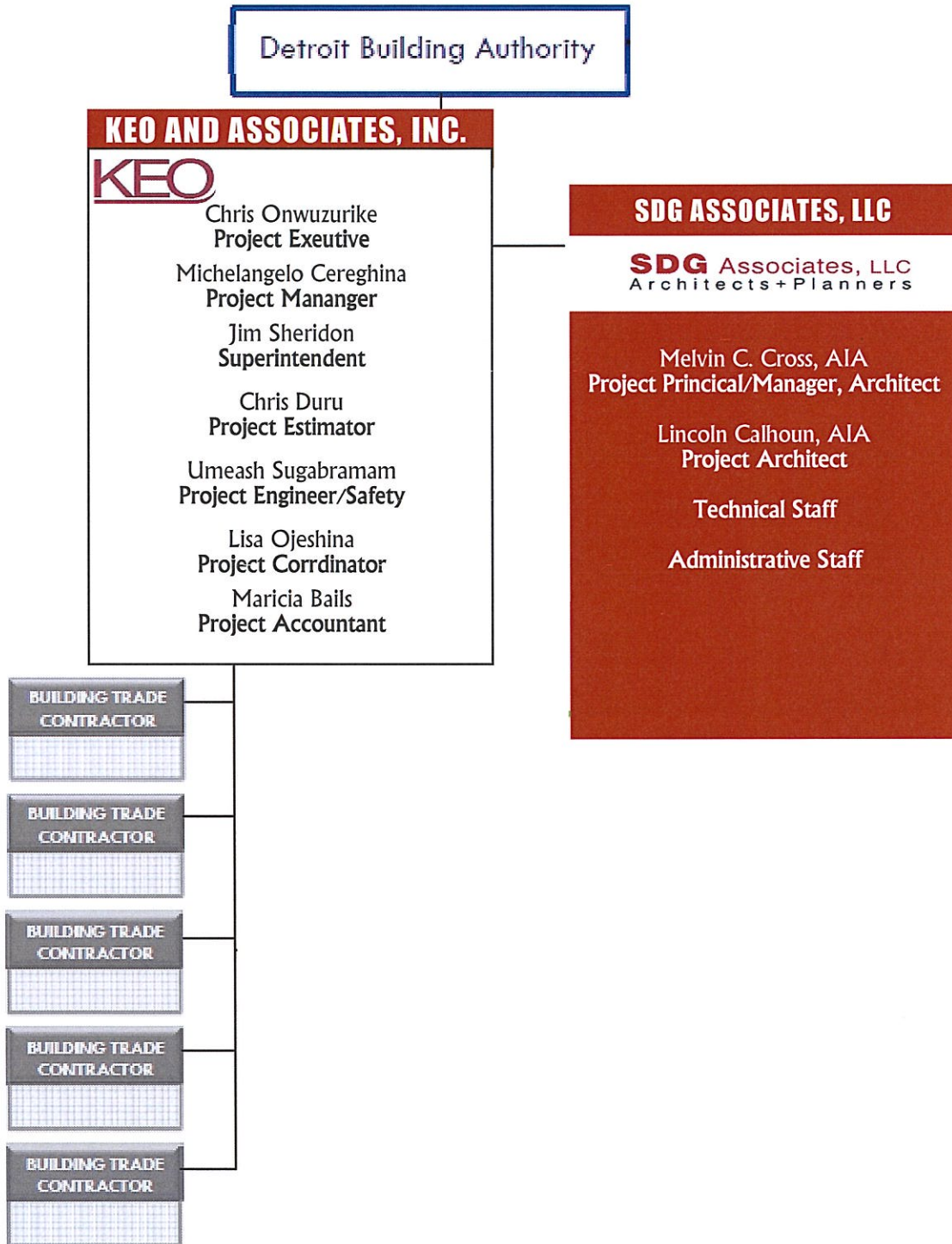
Note: THE RESOURCES OF THE COMPLETE STAFF OF THE TEAM MEMBERS WILL BE DEDICATED TO SUPPORT THE PROJECT EFFORTS.

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 work on the South Wing of the Detroit Public Library was also featured in the June 2011 issue of CAM magazine.





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 25 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 13 years combined, left City of Detroit employment and founded KEO and Associates Inc. in 1994. In the last twenty-one years, Chris has been responsible for providing oversight in numerous projects valued in excess of one billion dollars (\$1billion).

EDUCATION AND CERTIFICATION

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

RELATED PROJECT EXPERIENCE

- Detroit Police Department 2nd Precinct Renovations
- Henry Ford High School Major Renovations
- Eastern Market Shed #3 & #5 Renovation
- Crowell Recreation Center Renovation
- Northwest Activities Center Renovations
- City of Detroit Real Time Crime Center
- CAYMC (Coleman A. Young) Renovations
- Belle Isle Nature Center & Deer Exhibit
- Detroit Emergency Operation Ctr., MI
- Farwell Recreation Center, Detroit
- Kemdi Gas Station, Detroit



MICHELANGELO CEREGHINO, CQM, 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.

EDUCATION AND CERTIFICATION

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

RELATED 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 Center & Deer Exhibit
- DWSD Randolph Payment Center
- DWSD Eastside Payment Center
- Detroit Emergency Operation Ctr.
- CAYMC Renovation (Coleman A. Young)
- City of Detroit Real Time Crime Center



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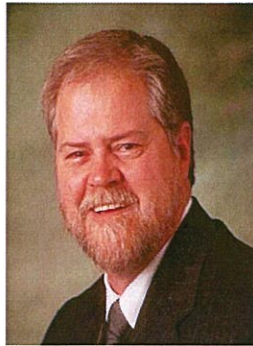
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- Crowell Recreation Center Renovation
- Northwest Activities Center Renovations
- Belle Isle Nature Center & Deer Exhibit
- DWSD Randolph Payment Center
- DWSD Eastside Payment Center
- Detroit Emergency Operation Ctr.
- CAYMC Renovation (Coleman A. Young)
- City of Detroit Real Time Crime Center



JAMES SHERIDON, CQM - PROJECT SUPERINTENDENT

Jim brings more than 20 years of site superintendent and project management experience. He has managed and successfully completed numerous projects value over \$225 million. Jim is committed to building team relationships with owner representative, subcontractors and tradesmen. His keen organizational skill plays a key part in efficient project planning.

As a team member, Jim’s organizational skills teamed with his strong interpersonal skill are instrumental in coordinating and bringing projects to successful delivery. He is extremely dedicated to project completions, scheduling and budgeting.

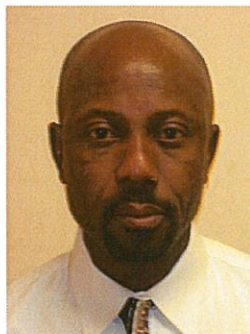
EDUCATION AND CERTIFICATION



Associate Science Degree - Architectural Technology, Associate Science Degree - Business Management Institute for Construction Management - Architectural Estimating I & II, Associated General Contractors of America - Project Management Certification, OSHA 30-Hour Certified in Construction Safety and Health, Safe2Work Program, Storm Water Operators License, Certified Standard First Aid, Certified Adult CPR/AED

PROJECT EXPERIENCE

- Veterans Administration Police Relocation– Battlecreek, MI
- Howard St.—Lot Resurface - Detroit, MI
- Department of Labor - Detroit Job Corps - Detroit, MI
- City of Detroit 3rd Precinct - Detroit, MI
- City of Detroit Real Time Crime Center, Detroit, MI
- CAYMC Renovations - Detroit, MI



CHRISTOPHER DURU, PROJECT ESTIMATOR

Chris holds a Masters 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 Estimator, Superintendent and Engineer. 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.

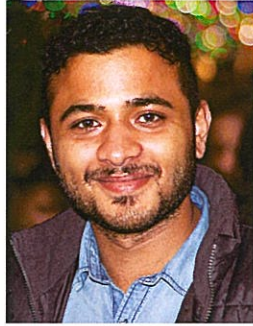
EDUCATION AND CERTIFICATION



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 Public Library, South Wing Renovations
- Detroit Public Library ADA Ramps and Restroom Renovations
- Detroit Real Time Crime Center
- CAYMC Renovations (Coleman A. Young)
- Rochester Fire Station Addition/Reno.
- Emergency Operations Center
- Belle Isle Nature Center & Deer Exhibit
- Sobriety House Renovation
- Northwest Activities Center Renovations
- 2013 Park improvement



UMEASH SUGABRAMAM, PROJECT ENGINEER/SAFETY OFFICER

Umeash Sugabramam brings over 8 years of Commercial Construction experience. If the assignment calls for a Project Engineer or Estimator, he is well versed in both roles. Umeash works hard to maintain open communication with the Team and clients while maintaining project document control. He stands strong with ensuring communicating flows smoothly 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. His work clearly displays his commitment to project delivery.

EDUCATION AND CERTIFICATION

Masters of Science, Eastern Michigan University, Construction Management
BS of Technology, Civil Engineer, Anna University, Coimbatore
OSHA 30-Hour Certified in Construction Safety and Health



Project Experience

- Howard Street - Lot Resurface
- Palmer, Chandler and Henderson Park Improvements
- 2016 Neighborhood Parks Improvement
- FAA - Joelton, TN - HVAC and Duct Work Replacement
- Chandler Park Fence Installment
- City of Detroit Real Time Crime Center
- CAYMC Renovations (Coleman A. Young)
- Riverside Park Improvements



LISA OJESHINA, PMP– PROJECT COORDINATION & BUSINESS MANAGER

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 years experience in Human Resources Management, Project Management, Contract Negotiation and Corporate Business Analyst skills. She is an invaluable member, who is dedicated to bring efficiency and punctuality to all company



EDUCATION AND CERTIFICATIONS

Bachelor of Science—Public Relations, Tennessee State University
State of Michigan Notary Public
PMP Certification, 2015

RELATED PROJECT EXPERIENCE

- McNamara Federal Building, Detroit, MI
- Emergency Operations Center, MI
- Belle Isle Nature Center & Deer Exhibit
- 2nd Precinct, Detroit, MI
- City of Detroit Real Time Crime Center
- Bed, Bath & Beyond Buildout, Brighton MI
- Northwest Activities Center, Detroit, MI
- Crowell Recreation, Detroit, MI
- Veterans Admin. Police Relocation, Battle Creek, MI
- Detroit Job Corps Welcome Center, Detroit, MI
- Flint Genesee Job Corps Roof Replacement, Flint, MI



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.



EDUCATION AND 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 RELATED EXPERIENCE

- Crowell Recreation Center Renovations, Detroit, MI
- 2013 City-wide Park Improvements, Detroit, MI
- Belle Isle Nature Center & Deer Exhibit, Detroit, MI
- McNamara Federal Bldg., Detroit, MI
- Palmer Park, Detroit, MI
- Belle isle Playscape Detroit, MI
- Emergency Operation Center, Detroit, MI
- Crowell Recreation Center, Detroit, MI
- Northwest Activities Ctr. Renovations, Detroit, MI
- Detroit Police Depart. 2nd Precinct, Detroit, MI



Melvin C. Cross, AIA
Project Principal/Manager, Architect
Experience Summary

At SDG, Melvin has managed the design, construction documentation and construction administration for multiple renovation projects for the Detroit Housing Commission, as well as for numerous component projects of the current expansion and renovation program for the Detroit Regional Convention Facility Authority's Cobo Center in Wayne County.

Melvin's vast combination of experience as a licensed Architect and construction professional provides a specialized and focused understanding of, and insight into, the key components and requirements for successful design and construction projects and programs. Melvin spent 30 years as a construction project manager, superintendent and general superintendent for a wide range of building types for a diverse client base, utilizing a variety of delivery methods. He managed the day-to-day operations of multiple-trade contractors concurrently and has managed in-place construction projects in excess of \$1.5B.

An experienced leader in the built environment industry, Melvin is adept at communicating and team-building.

Education

Master of Architecture –
 University of Michigan
 Bachelor of Science in
 Architecture – University of
 Michigan

Years in Industry
 37

Registrations

Architect: Michigan

Certifications

OSHA 90 hour training

Professional

Affiliations

American Institute of Architects

Detroit Area Construction
 Association (DACA)

Related Project Experience

Cobo Center – Detroit, MI: Architect & Project Manager for all renovations

Detroit Housing Commission – Detroit, MI: Multi-year, multiple task order contract for Architecture and Engineering services at DHC housing facilities.

University of Michigan, \$226M Stadium Renovations & Expansion Project – Ann Arbor, MI

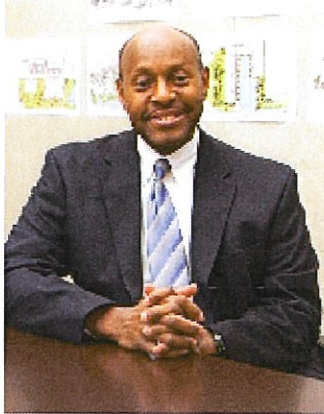
Ford Motor Land Development, Fairlane Training Center – Dearborn, MI: \$11.2M construction project

Anchor Bay School District – MI: \$99.1M Bond Program



Lincoln Calhoun, AIA Project Architect

Experience Summary



Lincoln has an extensive background in providing architectural services for secure facilities such as airports and other Customs and Border Patrol facilities for the U.S. government. His experience also includes many other project markets including: airports, educational facilities, telecommunications, religious, large-scale residential renovations and new construction, and commercial facilities. He is skilled at guiding projects from programming and conceptual design through closeout and post occupancy.

Lincoln's helps clients reach their goals by preparing contract documents, acting as owner's representative, and providing construction administration, project management, and overall quality control.

Education

Bachelor of Architecture
- Prairie View A&M University

Years in Industry

31

Registrations

Architect: Michigan, Illinois

National Council of Architectural
Registration Boards (NCARB)

Professional Affiliations

American Institute of Architects

Related Project Experience

Detroit Wayne County Port Authority, Customs and Border Protection
Cruise Ship Processing Terminal – Detroit, MI: Project Architect for secure
area within the terminal building.

Transportation Security Administration (TSA), United States of America –
Manchester, NH; Detroit, MI; Windsor Locks, CT; and Orlando, FL:
Project Architect for the redesign of existing security checkpoints and
upgrade of new security equipment.

O'Hare Airport- International Terminal – Chicago, IL: Architect for the
programming and design of functional relationships and areas required for
security check points.

International Hardstand Facility, O'Hare Airport – Chicago, IL: Project
Architect for renovating and converting the Emery Freight Building into a
temporary "hard-stand" facility, including security checkpoints, for
international travelers

O'Hare Airport, United Airlines Terminal – Chicago, IL: Architect
responsible for Design Development and Construction Documents for the
new terminal.

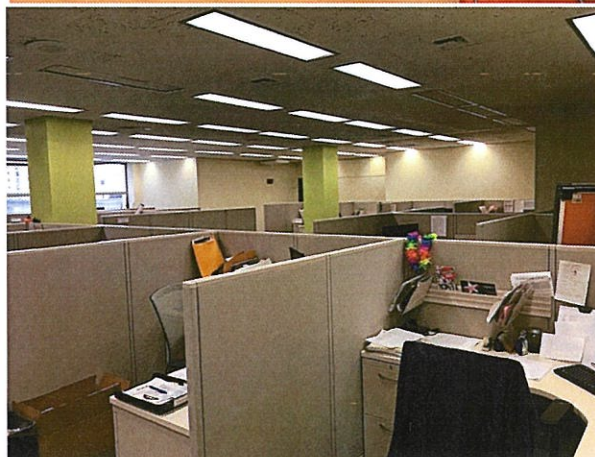


Keo and Associates has provided services of design-build to multiple departments at the Coleman A Young Municipal Building as part of the GSD Space Planning contract.

We carried out extensive renovations for over 25,000 SF throughout the building at different floors including Law Department, Human Resources, DoIt, DPW and BS&E. The renovations included new spaces, , Doors, flooring, painting , electrical and mechanical upgrades, furniture, lighting, Fire alarm upgrades and abatement.

Keo has work intensely with the Wayne County /Detroit joint Building Authority and The General Service Department to renovate the spaces while the tenant are in the space with a intense coordination and deep knowledge of the building and systems allowing us to continue working without interruptions and deliver finish spaces.

CAYMC RENOVATIONS



Past Experience



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.

DETROIT POLICE REAL TIME CRIME CENTER



Past Experience



PROPOSAL - DESIGN-BUILD SERVICE FOR
 RENOVATION & IMPROVEMENTS TO
 CITIZEN TAX HELP CENTER - CITY OF DETROIT
 OFFICE OF TREASURY

SDG Associates, LLC
 Architects+Planners

BELLE ISLE NATURE CENTER & DEER EXHIBIT

BELLE ISLE NATURE CENTER & DEER EXHIBIT RENOVATION - CONSTRUCTION MANAGEMENT

CLIENT

Detroit Building Authority &
 Detroit Zoological Institute

LOCATION

Detroit, MI

CONSTRUCTION COST:

\$4.0 million

COMPLETION DATE

July 2013

CONTACT:

Tyrone Clifton - (313) 224-5504



The project started off with the Deer Exhibit renovation which included new construction of approximately 1,300 sf building to house deer already living on Belle Isle. Construction encompassed the structure itself, new fencing enclosures, two acres of landscape development and underground site utilities.

KEO was faced with numerous challenges involving water pressure issues, MDEQ permitting issues, meeting certain LEED criteria for the structure itself, unforeseen underground structures and an undocumented underground water supply system.

The client's original budgeted cost for the project was allocated at \$2 million. KEO assisted the Owner and Architect in value-engineering arriving at an actual project cost of \$2.2 million. This construction project was completed in February of 2006.

After the construction of the Deer Exhibit work started to 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 successfully completed according to fast track schedule.



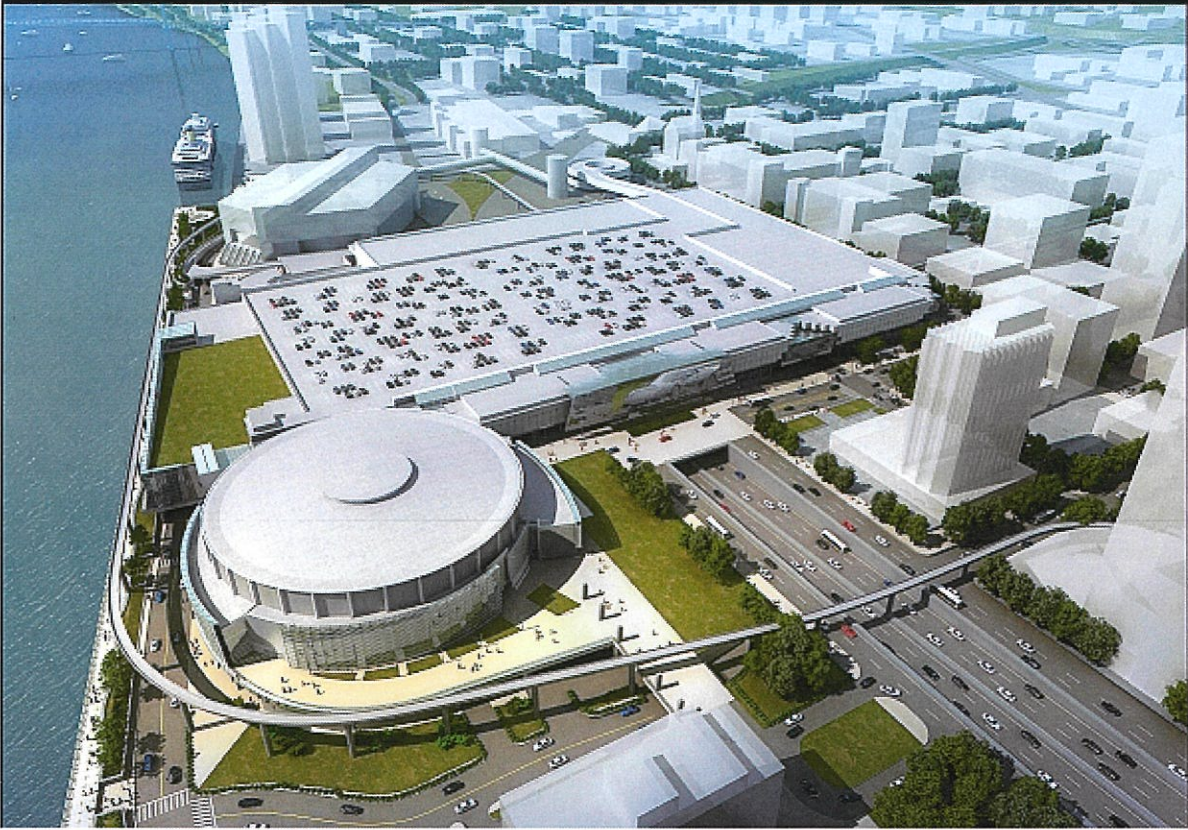
Past Experience



PROPOSAL - DESIGN-BUILD SERVICE FOR
RENOVATION & IMPROVEMENTS TO
CITIZEN TAX HELP CENTER - CITY OF DETROIT
OFFICE OF TREASURY

SDG Associates, LLC
Architects+Planners

COBO HALL - SDG ASSOCIATES



Past Experience



PROPOSAL - DESIGN-BUILD SERVICE FOR
RENOVATION & IMPROVEMENTS TO
CITIZEN TAX HELP CENTER - CITY OF DETROIT
OFFICE OF TREASURY

SDG Associates, LLC
Architects+Planners

PORT AUTHORITY - SDG ASSOCIATES



Past Experience



PROPOSAL - DESIGN-BUILD SERVICE FOR
RENOVATION & IMPROVEMENTS TO
CITIZEN TAX HELP CENTER - CITY OF DETROIT
OFFICE OF TREASURY

SDG Associates, LLC
Architects+Planners

UAW - SDG ASSOCIATES



Past Experience

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

SDG Associates PLLC

Detroit Headquartered Business (DHB),
Detroit Small Business (DSB),
and Minority-Owned Business Enterprise (MBE)
commencing September 23, 2016 expiring on September 23, 2017.



City of Detroit
Michael E. Duggan, Mayor

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

Receipt Number: DBCP1617 - R058316 - 2063

Revised: 05/08/2016