

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

**REQUEST FOR QUALIFICATIONS/PROPOSALS
TO SELECT A DESIGN/BUILD CONTRACTOR
FOR THE
RENOVATIONS AND BUILD OUT
OF THE
REAL TIME CRIME CENTER
FOR THE
CITY OF DETROIT
POLICE DEPARTMENT
(DBA #72-0014/REQ. #410755)**

DPD – RTCC-2016-001

NAME OF PROPOSING ENTITY: KEO AND ASSOCIATES INC

PROPOSING ENTITY ADDRESS: 18286 WYOMING, DETROIT MI 48221

DUNN & BRADSTREET NUMBER (DUNS #): 839653560

CONTACT NAME: CHRIS ONWUZURIKE

TELEPHONE: (313)340-1688

FAX: (313)340-1680 E-MAIL ADDRESS: CONWUZURIKE@KEOASSOC.COM

DATE: OCTOBER 7, 2016

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. _____, dated _____ 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 and Reimbursable Costs based on Total Construction Costs of ~~\$1,800,000.00~~ **3,000,000.00**

- 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

Alternate Proposed for Design/Build Fee – Fixed Lump Sum \$ 240,000.00

- 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, excluding performance and payment bonds and building permit fees, and start-up commissioning.

\$ 180,790.00 Guaranteed not-to-exceed reimbursable GC costs

- 3. **Proposed 100% Performance and 100% Payment Bonds** based on total construction budget of ~~\$1,800,000.00~~ **3,000,000.00**

\$ 60,000.00 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

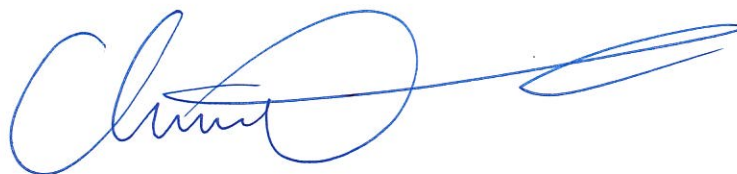
The Proposing Entity offers for the DBA's consideration the following Voluntary Alternates. The Proposing Entity acknowledges that the DBA is under no obligation to review, evaluate or accept any Voluntary Alternate, and that the Proposing Entity has not, in any way, relied on or presumed the DBA's acceptance 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 _____ day of _____, 2016.

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.



Project Start Date: October 17, 2016	Total Days	92.0	TOTAL GENERAL CONDITIONS \$180,790
Completion Date: January 17, 2017	Total Weeks	13.1	
	Total Months	3.02	

Item No.	Description	Qty	Unit	%	Unit Price	Total	Comments
1.00	Preconstruction - Staff Cost						
1.07	Project Manager	3.00	wks	20%	\$3,643.84	\$2,186	91.1
1.08	Project Engineer/Estimator	3.00	wks	80%	\$3,068.49	\$7,364	
1.12	Secretary/Administrative Assistant	3.00	wks	15%	\$1,917.81	\$863	
1.14	Accountant	3.00	wks	10%	\$2,684.93	\$805	
					Subtotal	\$11,219	
2.00	Construction Phase - Staff Cost						
2.02	Project Director	12.00	wks	1%	\$4,602.74	\$552	86.3
2.04	Superintendent	12.00	wks	100%	\$3,068.49	\$36,822	57.53
2.09	Project Manager	12.00	wks	60%	\$3,452.05	\$24,855	64.73
2.10	Project Engineer/QC/Safety	12.00	wks	80%	\$3,068.49	\$29,458	
2.11	Project Coordinator	12.00	wks	50%	\$2,301.37	\$13,808	
2.14	Secretary/Administrative Assistant	12.00	wks	30%	\$1,917.81	\$6,904	35.96
2.17	Accountant	12.00	wks	15%	\$2,684.93	\$4,833	50.34
					Subtotal	\$117,232	
4.00	Staff Travel						
4.16	Per Diem	12.00	wks		\$500.00	\$6,000	
4.17	Car Allowance - Superintendent	12.00	mths		\$400.00	\$4,800	
4.18	Car Allowance - PM	12.00	mths		\$400.00	\$4,800	
					Subtotal	\$15,600	
6.00	Field - Office, Furniture, Equipment						
6.07	Furniture	1.00	ls		\$3,600.00	\$3,600	
6.08	Computers	3.00	mths		\$150.00	\$450	
6.09	Photo Copier	3.00	mths		\$150.00	\$450	
6.10	Cleaning	3.00	mths		\$100.00	\$300	
6.11	Postage	3.00	mths		\$150.00	\$450	
6.13	Site Office Supplies & Stationary	3.00	mths		\$75.00	\$225	
					Subtotal	\$5,475	
7.00	Telephone and Fax						
7.04	Monthly Telephone Charges	3.00	mths		\$200.00	\$600	
7.05	Cellular Phones	3.00	ea		\$302.47	\$907	
7.07	Monthly Charges for Fax Machine Line	3.00	mths		\$50.00	\$150	
					Subtotal	\$1,657	
12.00	Miscellaneous Equipment						
12.03	Hand Tools	1.00	ls		\$1,500.00	\$1,500	
					Subtotal	\$1,500	
15.00	Safety						
15.04	Safety Awareness Program (Meeting)	120.00	hrs		\$45.00	\$5,400	
15.05	Safety Signage	1.00	sum		\$1,000.00	\$1,000	
15.06	Safety & First Aid Supplies	3.00	mths		\$100.00	\$300	
15.07	Safety Labor	80.00	hrs		\$25.00	\$2,000	
					Subtotal	\$8,700	
16.00	Daily Clean-up						
16.01	Dumpsters	12.00	ea		\$400.00	\$4,800	
					Subtotal	\$4,800	
17.00	Final Clean-up						

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Item No.	Description	Qty	Unit	%	Unit Price	Total	Comments
17.01	Interior Cleaning	1.00	ls		\$14,000.00	\$14,000	
Subtotal						\$14,000	
29.00 Printing and Reproduction							
29.02	Contract Drawings - Sets For Distribution	0.50	ls		\$1,214.00	\$607	
Subtotal						\$607	
TOTAL GENERAL CONDITIONS						\$180,790	