

**AMENDMENT NO. 3  
TO  
CITY OF DETROIT BUILDING AUTHORITY  
CONSTRUCTION MANAGEMENT SERVICES AGREEMENT  
WITH  
KEO & ASSOCIATES, INC.**

THIS AMENDMENT AGREEMENT NO. 3 (hereinafter called "Amendment No. 3"), dated as of this 19th day of September, 2024 by and between the CITY OF DETROIT BUILDING AUTHORITY, a public authority and body corporate, organized and existing pursuant to Act 31 of the Public Acts of Michigan, 1948 (First Extra Session), as amended, located at 1301 Third Street, Suite 328, Detroit, Michigan 48226 (hereinafter called the "Authority") and KEO & ASSOCIATES, INC., a Michigan domestic profit corporation, located at 18286 Wyoming Avenue, Michigan 48221 (hereinafter called the "Contractor").

WITNESETH:

WHEREAS, on April 21, 2022, Contractor and the Authority did heretofore enter into a Construction Services Agreement (the "Contract") for purchase and installment of two new air conditioning units and five new heating/ventilation units at 6425 Huber, Detroit, Michigan 48221 (the "Project"); and

WHEREAS, on April 20, 2023, Contractor and the Authority did enter Contract Amendment No. 1 for a time extension of the Contract for an additional three (3) years; and

WHEREAS, on October 19, 2023, Contractor and the Authority did enter Contract Amendment No. 2 for the purchase and installation of two new rooftop units; and

WHEREAS, Article IX of the Contract provides that any changes, modifications or extensions of any term, condition or covenant thereof or any required changes in the scope of services to be performed by the Contractor which are mutually agreed upon by and between the Authority and the Contractor shall be incorporated by written amendment to the Contract; and

WHEREAS, the Authority and the Contractor now desire to amend the Contract to provide for new structural steel reinforcing and roof curb installations for the roof top units, and temporary heating and cooling as outlined Exhibit A-3 attached hereto needed to complete the Project; and

NOW THEREFORE, in consideration of the premises, the mutual undertakings and benefits to accrue to the parties and to the public, the parties hereto agree as follows:

1. That the Contract is hereby amended to reflect an increase of a not to exceed amount of Two Hundred Eighty Eight Thousand Two Hundred Twenty Four and 82/100 (\$288,224.82) Dollars in the compensation payable to the Contractor for the costs associated with additional

construction services provided on the Project as referenced in Exhibit A-3 attached hereto, thereby increasing the total compensation payable to an amount not to exceed One Million Eight Hundred Thirteen Thousand Eight Hundred Fifty One and 09/100 (\$1,813,851.09) Dollars.

2. Contractor acknowledges and agrees that the Authority shall be permitted to audit the Contractor's financial records pertaining to the Contractor's performance of the Contract, which right to audit may be assigned by the Authority to its designee, including the Detroit City Council and the City Auditor General.

3. Contractor and each of its subcontractors shall comply with all anti-kickback laws, including the Copeland Anti-Kickback Act (18 USC §874) and is prohibited from inducing, by any means, any person employed in connection with the Project to give up any part of the compensation to which he/she is otherwise entitled. Contractor shall insert substantially similar language to the language in this Section to ensure compliance by subcontractors with the terms of this Section.

4. Contractor and each of its subcontractors are prohibited from paying or accepting any bribe in connection with securing the Contract or in connection with performing under the terms of the Contract. Contractor shall insert substantially similar language to the language in this Section to ensure compliance by subcontractors with the terms of this Section.

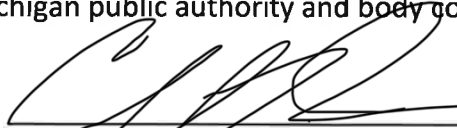
5. That all other terms, conditions and covenants of the Contract shall remain in full force and effect as set forth therein.

6. That in the event of any conflict, inconsistency or incongruity between the provisions of this Amendment No. 3 and any of the provisions of the Contract, the provisions of this Amendment No. 3 shall control.

**[END OF PAGE]**

IN WITNESS WHEREOF, the parties hereto have caused this Amendment No. 3 to be signed by and through their respective duly authorized officers and representatives, the day and year first above written.

**CITY OF DETROIT BUILDING AUTHORITY**, a Michigan public authority and body corporate.

By:   
Christopher T. Jackson

Its: Treasurer

By:   
Edward Thomas


Its: Secretary

**KEO & ASSOCIATES, INC.**, a Michigan domestic profit corporation.

By:   
Chris Onwuzurike

Its: President

**APPROVED AS TO FORM:**

  
General Counsel  
City of Detroit Building Authority

## EXHIBIT A-3

### SCOPE OF WORK

The additional services shall include:

- Lift of rooftop units by helicopter;
- Electrical power for temporary cooling and heating units;
- Metal reinforcements;
- Structural steel investigation and deduct;
- Structural reinforcement for units;
- New curb and deduct heater;
- Reconnect FA wiring to units;
- Temporary air rental;
- Isolation dampers and Bacnet wiring;