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TO: The Honorable City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: October 28, 2025

RE: **REVIEW OF CONTRACTS AND PURCHASING FILES**

Attached is the list of contracts submitted by the Office of Contracting and Procurement for referral to their respective committees at the City Council Formal Session on October 28, 2025.

This report also includes the review and comments of the Legislative Policy Division, printed in bold with each contract.

Attachments

cc:

Janice Winfrey
Laura Goodspeed
Sandra Stahl
Irvin Corley
Marcell Todd
Malik Washington

City Clerk
Auditor General
Office of Contracting and Procurement
Legislative Policy Division
Legislative Policy Division
Mayor's Office

TO: THE HONORABLE CITY COUNCIL

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: October 28, 2025

RE: **CONTRACTS AND PURCHASE ORDERS SCHEDULED TO BE REFERRED AT
THE FORMAL SESSION OCTOBER 28, 2025.**

HEALTH

6006714-A1 100% Opioid Settlement Proceeds Funding – AMEND 1 – To Provide an Extension of Time Only for Medical Vending Machines for the Health Department. – Contractor: Mullan Pharmaceutical, Inc. – Location: 800 E. Colorado Boulevard, Suite 888, Pasadena, CA 91101 – Previous Contract Period: October 29, 2024 through October 30, 2025 – Amended Contract Period: October 29, 2024 through October 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$200,000.00.

Funding

Account String: **3921-21243-250070-617900**
Fund Account Name: **Other Special Revenue Fund**
Appropriation Name: **Opioid Settlement Proceeds**
Funds Available: **\$13,594,119 as of October 24, 2025**

Tax Clearances Expiration Date: **10-21-26**

Political Contributions and Expenditures Statement:

Signed: **9-25-24** Contributions: **None**

Consolidated Affidavits

Date signed: **9-25-24**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance.
Employment Application complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Bid Information

None, because this is an amendment to an existing contract. At the time of approval in 2024, this vendor was the lowest cost bid of the 2 bids received.

Contract Details:

Vendor: **Mullan Pharmaceutical, Inc**

Amount: **Remains the same; Total \$200,000**

End Date: **Add 1 year; through October 30, 2026**

Products/Fees:

Provide Medical Vending Machines for the Health Department, including:

- **The Traditional Vending Machine for \$20,000 each. The machine should have customized coils that can hold and release numerous products based on customer need.**
- **Newspaper Machines for \$999 each. The machine should not require any power and should be as weather resistant as possible. The machine should be able to dispense one item at a time as these machines will primarily be utilized for Naloxone.**
- **Tabletop/Countertop Dispenser for \$999 each. The dispenser should not require any power and be able to sit on top of a table or counter. The machine should be able to dispense one item at a time as these dispenses will primarily be utilized for Naloxone.**

TOTAL \$200,000

The opioid crisis smart vending machines are tailored for harm reduction, featuring touch screens for data collection, educational materials, and advanced reporting capabilities for government agencies. The vendor specializes in naloxone products.

Contract discussion continues onto the next page.

HEALTH – continued

6006714-A1 100% Opioid Settlement Proceeds Funding – AMEND 1 – To Provide an Extension of Time Only for Medical Vending Machines for the Health Department. – Contractor: Mullan Pharmaceutical, Inc. – Location: 800 E. Colorado Boulevard, Suite 888, Pasadena, CA 91101 – Previous Contract Period: October 29, 2024 through October 30, 2025 – Amended Contract Period: October 29, 2024 through October 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$200,000.00.

Products/Fees – continued:

The Vendor will:

- **Provide a two-year warranty online service and call center are available for technical support and troubleshooting.**
- **Hire a local team to perform maintenance and repairs as necessary. Standard response time for maintenance is within two business days, with a 24-hour response time for emergency services.**
- **If a machine malfunctions and requires replacement, it will be replaced within one week.**

Additional Information:

6006714 was initially approved October 22, 2024 for \$200,000; through October 29, 2025.

LAW

6001570-A4 100% City Funding – AMEND 4 – To Provide an Extension of Time Only for Various Legal Services including Noticing, Claims Management and Reconciliation, Plan Solicitation, Balloting, Disbursement, and Computer Software Support. – Contractor: Kurtzman Carson Consultants, LLC – Location: 222 North Pacific Coast Highway, 3rd Floor, El Segundo, CA. 90245 – Previous Contract Period: November 28, 2017 through December 31, 2025 – Amended Contract Period: November 28, 2017 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$600,000.00.

Funding

Account String: **1001-05185-350890-617900**
Fund Account Name: **Risk Management Fund**
Appropriation Name: **Non Dept. Risk Management**
Funds Available: **(\$175,522)as of October 24, 2025**
No additional funding requested.

Tax Clearances Expiration Date: **10-15-26**

Political Contributions and Expenditures Statement:

Signed: **9-30-25** Contributions: **None**

Consolidated Affidavits

Date signed: **9-30-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application Complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Bid Information:

None, because this is an amendment to an existing agreement.

Contract Details:

Vendor: **Kurtzman Carson Consultants, LLC**
End Date: **Add 1 year through December 31, 2026.**

Amount: **Remains the same; Total \$600,000**

Services - remains the same:

Attorney will provide services regarding noticing, claims management, and reconciliation, plan solicitation, balloting, disbursements, and computer software support to the City of Detroit in connection with the City of Detroit Bankruptcy case 13-53846 matter as assigned by Corporation Counsel.

Fees - remains the same:

Clerical	\$20 - \$30
Project Specialist	\$40 - \$70
Technology/Programming Consultant	\$50 - \$100
Consultant	\$62.50 - \$137.50
Senior Consultant	\$112.50 - \$137.50
Senior Managing Consultant	\$147.50
Public Securities Services	\$175 - \$195
Other Expenses	\$0.02 - \$0.06 per image or per page

Total Not to Exceed \$600,000.

Additional Information:

6001570 was approved September 11, 2018, for \$250,000; through June 19, 2019.

6001570-A1 added a 2-year extension with no additional funds requested; through December 31, 2022, and was approved June 29, 2021.

6001570-A2 added a 2-year extension with \$200,000 additional funds requested; through December 31, 2024, and was approved October 11, 2022.

6001570-A3 was approved November 26, 2024 , which extended the contract term by 1-year and added \$150,000, making the total contract amount \$600,000; through December 31, 2025.

LAW

2870456-A13 100% City Funding – AMEND 13 – To Provide an Extension of Time for Legal Representation for Post Bankruptcy Restructuring and Revitalization, Charter Commission and Other Matters as Requested. – Contractor: Miller Canfield Paddock & Stone, PLLC – Location: 150 West Jefferson, Suite 2500, Detroit, MI 48226 – Previous Contract Period: August 1, 2012 through December 31, 2025 – Amended Contract Period: August 1, 2012 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$12,950,522.56.

Funding

Account String: **1001-05185-350890-617900**
Fund Account Name: **Risk Management Fund**
Appropriation Name: **Non Dept Risk Management**
Funds Available: **(\$175,522)as of October 24, 2025**
No additional funding requested.

Tax Clearances Expiration Date: **9-8-26**

Political Contributions and Expenditures Statement:

Signed: **9-26-25** Contributions: **A list of 36 donations from 2014 – 2025 was provided, which included donations to the Mayor, former CMs, current CM, and candidates in other electoral races.**

Consolidated Affidavits

Date signed: **9-26-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application Complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record

Bid Information:

None, because this is an amendment to an existing agreement.

Contract Details:

Vendor: **Miller Canfield Paddock & Stone, PLLC**
End Date: **Add 1 year; through December 31, 2026**

Amount: **+\$0.00; Total \$12,950,522.56**

Services - remains the same:

Provide Legal Advice and Litigation Representation Pertaining to Implementing the City's Ongoing Restructuring and Other Matters as Requested. The firm will act at the direction of Corporate Counsel.

Amendment 13 Details:

Add 1 year to the contract term. No other information was provided regarding this amendment.

Fees - remains the same:

A price list of approximately 75 employees for legal services was included in the documents. Hourly rates ranges from \$152 per hour to \$495 per hour.

\$4,566,857.69 of the previously authorized \$12,950,522.56 has been invoiced on this contract.

Additional Information:

This contract was originally approved on December 11, 2012 with Miller Canfield Paddock & Stone PLC to provide Legal Advice and Litigation Representation pertaining to implementing the City's ongoing Restructuring as contemplated in the Financial Stability Agreement among the City, the Michigan Department of Treasury, and the Review Team for the City of Detroit ("FSA") from August 1, 2012 through June 30, 2014 for \$300,000.

Amendment 1 – 12 added \$12,650,522.56 and extended the contract term 13 years from Dec. 2012 – December 2025, making the total contract amount \$12,950,522.56. The most recent Amendment 12 was approved on November 19, 2024, to extend the contract period 1 year; through December 31, 2025. No additional funds were requested at that time.

LAW

6003505-A6 100% City Funding – AMEND 6 – To Provide an Extension of Time and an Increase of Funds to Continue Litigation Services for Reverse Conviction Lawsuits. – Contractor: Nathan & Kamionski, LLP – Location: 500 Griswold Street, Suite 2300, Detroit, MI 48226 – Previous Contract Period: June 30, 2023 through December 31, 2025 – Amended Contract Period: June 30, 2023 through December 31, 2026 – Contract Increase Amount: \$2,800,000.00 – Total Contract Amount: \$11,550,000.00.

Funding

Account String: **1000-29320-320010--613100**

Fund Account Name: **General Fund**

Appropriation Name: **Efficient and Innovation Operations Support-Law**

Funds Available: **\$12,646,747 as of October 24, 2025**

Tax Clearances Expiration Date: **10-15-26**

Political Contributions and Expenditures Statement:

Signed: **10-7-25** Contributions: **None**

Consolidated Affidavits

Date signed: **10-7-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;
Uses Online Job Boards

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record
Disclosure

Bid Information

None, because this is an amendment to an existing contract.

Contract Details:

Vendor: **Nathan & Kamionski, LLP**

Amount: **Add \$2,800,000; Total \$11,550,000**

End Date: **Add 1 year; through December 31, 2026**

Services:

Continue Litigation Services for Reverse Conviction Lawsuits, including:

The Attorney shall continue to provide litigation services for both reverse conviction and non-reverse conviction cases as outlined:

I. LEGAL REPRESENTATION IN PENDING LITIGATION:

Non-reverse conviction lawsuit:

Nathaniel Banks, p/r Estate of Daryl Vance v Juwan Brown, et. al.
USDC Case No. 24-10516

Reverse Conviction lawsuits:

Danny Burton, Paul Young, and David Owens v Henry Wineman III, p/r Estate of Sanders
USDC Case No. 20-11948

Edward Khalil v Ernest Wilson et. al.,
USDC No. 21-12577

Kevin Lackey v Joseph Burton, et. al.,
USDC No. 21-11968

Kenneth Nixon v Moises Jimenez, et. al.,
USDC No. 23-11547

Bernard Howard v Monica Childs, et. al.
USDC 21-12036

Paul Clark v James Fleming, et. al.
USDC 24-11949

Kelvin Nolen v Steven Ford
USDC 24-12111

Lavone Hill v Walter Bates, et. al.
USDC 25-10280

II. CALL REVIEW AND SUMMARY IN PENDING REVERSE CONVICTION CASES:

Mark Craighead v Barbara Simon, et. al.,
USDC No. 23-12243

Tony Isho v Robert Wilson, et. al.,
USDC No. 23-12614

Jimmie Baugh v Joanne Miller
USDC No. 24-11177

Kenneth Nixon v Moises Jimenez, et. al.,
USDC No. 23-11547

Paul Clark v James Fleming, et. al.
USDC 24-11949

Lavone Hill v Walter Bates, et. al.
USDC 25-10280

Duane Smith v Patrick McNulty, et. al.
USDC 25-12231

Contract discussion continues onto the next page.

LAW – continued

6003505-A6 100% City Funding – AMEND 6 – To Provide an Extension of Time and an Increase of Funds to Continue Litigation Services for Reverse Conviction Lawsuits. – Contractor: Nathan & Kamionski, LLP – Location: 500 Griswold Street, Suite 2300, Detroit, MI 48226 – Previous Contract Period: June 30, 2023 through December 31, 2025 – Amended Contract Period: June 30, 2023 through December 31, 2026 – Contract Increase Amount: \$2,800,000.00 – Total Contract Amount: \$11,550,000.00.

Fees – at the time of approval:

Partners	\$250/hr.
Associates	\$225/hr.
Paralegals	\$150/hr.

TOTAL Not to Exceed \$8,750,000

Fees - Amendment 6:

Partners	\$250/hr.
Senior Associates	\$230/hr.
Junior Associates	\$210/hr.
Paralegals	\$100/hr.
Jail Telephone Call Reviewers	\$70/hr.

TOTAL Not to Exceed \$11,550,000

\$8,647,087.04 of the previously authorized \$8,750,000 has been invoiced on this contract.

Additional Information:

6003505 was initially approved May 18, 2021 for \$400,000; through June 30, 2023.

Amendments 1-5 added 2 years to the term and \$6,350,000. The most recent amendment #5 was approved March 11, 2025, which added \$2,000,000 making the total contract amount \$8,750,000; through December 31, 2025.

TRANSPORTATION

6006780-A1 100% City Funding – AMEND 1 – To Provide an Extension of Time Only for Paint Supplies and Equipment for Transit Buses. – Contractor: Painters Supply & Equipment – Location: 2040 Fort Street, Lincoln Park, MI 48146 – Previous Contract Period: December 17, 2024 through December 16, 2025 – Amended Contract Period: December 17, 2024 through December 16, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$120,000.00.

Funding

Account String: **5301-27200-200290-621300**
Fund Account Name: **Transportation Operation**
Appropriation Name: **Rider Services**
Funds Available: **\$48,832,211 as of October 24, 2025**

Tax Clearances Expiration Date: **12-12-25**
Political Contributions and Expenditures Statement:
Signed: **9-24-25** Contributions: **None**

Consolidated Affidavits

Date signed: **9-24-25**
☒ Covenant of Equal Opportunity
☒ Hiring Policy Compliance.
Employment Application complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record

Bid Information

None, because this is an amendment to an existing contract. At the time of approval, this vendor was the lowest cost bid of the 2 bids received.

Contract Details:

Vendor: **Painters Supply & Equipment**
End Date: **Add 1 year; through December 16, 2026**

Amount: **remains the same; Total \$120,000**

Services – remains the same:

- **Provide The Detroit Department of Transportation (DDOT) with Various paint types in a variety of sizes.**
- **Paint equipment includes spray gun supplies, sandpaper, body cosmetics tools, etc.**
- **Products will be delivered to DDOT Central Stores Warehouse located at 5025 Russel Ave, Detroit MI 48207.**

Additional Information:

6006780 was initially approved December 17, 2024 for \$120,000; through December 16, 2025.

Fees can be found on the next page.

TRANSPORTATION - continued

6006780-A1 100% City Funding – AMEND 1 – To Provide an Extension of Time Only for Paint Supplies and Equipment for Transit Buses. – Contractor: Painters Supply & Equipment – Location: 2040 Fort Street, Lincoln Park, MI 48146 – Previous Contract Period: December 17, 2024 through December 16, 2025 – Amended Contract Period: December 17, 2024 through December 16, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$120,000.00.

Fees – remains the same:

Line	Part No.	Description	UOM	PRICE
1	735085-EX WHITE	PAINT, WHITE DEL FLEET 3/4 GAL	EA	\$189.55 EA.
2	USC 24030/PAINT PRIDE	FILLER, FIBERGLASS REINFORCED	EA	\$55.00 EA.
3	8011798	TAPE,3M, SCOTCH 2" GREEN MASKING	EA	\$14.71 EA.
4	ESH 200	HARDNER, SINGLE STAGE	EA	\$33.65 EA.
5	ESX 500	ACTIVATOR, FAST	EA	\$25.00 EA.
6	ESSS900	PAINT, ESSENTIAL BLACK ¼ GAL.	EA	\$142.85 EA.
7	PM-5402	FILTER, INTAKE IF20-20X20X1	EA	\$188.91 (BOX OF 24)
8	PM-5403	FILTR, EXHAUST #EF20 20X20X1	EA	\$98.77 (BOX OF 50)
9	DEV190831	DAD 1 DESICCANT	EA	\$180.06 EA.
10	DEV190763	HAF8 PLASTIC BOWL	EA	\$147.96 EA.
11	DEV190845	HAF28 COALESCING FILTER ELEMENT	EA	\$196.27 EA.
12	PSE 03881	FILLER, BODY PLASTIC BONDO ONE	EA	\$35.73 EA.
13	FIB370	KIT, FIBERGLASS REPAIR	EA	\$97.56 EA.
14	FIB499	RESIN, FIBERGLASS	EA	\$48.67 EA.
15	ESH200	HARDNER, DCC	EA	\$33.65 EA.
16	ESU460	PRIMER, 4.6EPOXY	EA	\$136.10 EA.
17	ESU469	PRIMER, 4.6EPOXY HARDENER	EA	\$28.50 EA.
18	2185	ENAMEL, WHITE DURETHANE	EA	DELFLEET ¼ GAL. \$189.55 EA.
19	DU-9000	ENAMEL, BLACK DURETHANE	EA	DELFLEET ¼ GAL \$142.85 EA.
20	DU-49000	ENAMEL, GREEN DURETHANE	EA	DELFLEET ¼ GAL \$280.80 EA.
21	ESSSB.911495 ESS	PAINT, ESSENTIAL LIGHT GREEN ¼ GAL.	EA	\$189.55 EA.
22	DT-870	REDUCER, URETHANE DT870-PPG	EA	\$76.83 EA.
23	801590	PAINT RESPIRATOR 3M 7193	EA	\$27.95 EA.
24	051131-07183	DUST RESPIRATOR 3M	EA	\$33.46 EA.
25	DOX-252	2 QUART MIXING PITCHER	EA	\$6.59 EA.

****Pricing is firm for six months. Any increase in price shall be approved by the City of Detroit based on current market conditions. ****

TOTAL Not to Exceed \$120,000

LAW

6005591-A2 100% City Funding – AMEND 2 – To Provide an Extension of Time Only for Legal Advice Regarding the Development of Clean Energy and Energy Efficiency. – Contractor: RivenOak Law Group, P.C. – Location: 3331 W Big Beaver Road, Suite 109, Troy, MI 48084 – Previous Contract Period: July 1, 2023 through December 31, 2025 – Amended Contract Period: July 1, 2023 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$200,000.00.

Funding

Account String: **1000-29320-320010-613100**

Fund Account Name: **General Fund**

Appropriation Name: **Efficient and Innovative Oper. Support - Law**

Funds Available: **\$12,646,747 as of October 24, 2025**

Tax Clearances Expiration Date: **10-15-26**

Political Contributions and Expenditures Statement:

Signed: **10-14-25**

Contributions: **None**

Consolidated Affidavits

Date signed: **10-14-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance.

Doesn't use Employment Applications

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record

Bid Information

None, because this is an amendment to an existing agreement.

Contract Details:

Vendor: **RivenOak Law Group, P.C**

End Date: **Add 1 year; through December 31, 2026**

Amount: **\$200,000**

Services - remain the same:

The vendor will advise the Law Department regarding various energy and utilities matters with the City of Detroit.

Fees - remains the same:

<u>Lawyers & Personnel</u>	<u>Description</u>	<u>Hourly Rate</u>
Attorney	Member of Firm	\$500
Attorney	Member of Firm	\$425
Attorney	Senior Attorney to Firm	\$375
Paralegal	Paralegal at Firm	\$225

\$46,310 of the previously authorized \$200,000 has been invoiced on this contract.

Additional Information:

6005591 was initially submitted in 2023 September for 25,000; through June 30, 2024. It was held in committee until November 2023. A correction was submitted and approved on November 21, 2023 for \$200,000; through June 30, 2024.

Amendment 1 was approved November 26, 2024 to extend the contract to December 31, 2024 and add \$25,000, making the total contract amount \$225,000. A correction letter was submitted November 22, 2024 removing the additional \$25,000, making the total contract amount \$200,000; end date remained through December 31, 2024.

POLICE

3087963 100% City Funding – To Provide for X-Ray Equipment for the Detroit Police Bomb Squad Unit. – Contractor: Logos Imaging, LLC – Location: PO BOX 765, Richmond, IN 47375 – Contract Period: Upon City Council Approval through June 30, 2026 – Total Contract Amount: \$97,582.00.

Funding

Account String: **1000-25370-370525-621920**
Fund Account Name: **General Fund**
Appropriation Name: **Criminal Code Enforcement**
Funds Available: **\$58,127,620 as of October 24, 2025**

Tax Clearances Expiration Date: **9-23-26**

Political Contributions and Expenditures Statement:
Signed: **10-16-25** Contributions: **None**

Consolidated Affidavits

Date signed: **10-16-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance.
Employment Application complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Background:

The Detroit Police Bomb Squad is responsible for all explosive-related calls for service in the City. With the increase in attendance at significant events in the city including NFL Draft, Lions games, Red Wings games, Detroit Grand Prix, Detroit Free Press Marathon, etc. the Bomb Disposal Unit needs to ensure that it has the equipment to respond to multiple events, simultaneously, as well as have the most advanced digital technology to respond safely to calls for service.

Bid Information

RFQ opened August 25, 2025 and closed September 8, 2025. 3 Invited Suppliers; 14 vendors viewed negotiation; 3 Bids Received.

ALL Bids:

LOGOS Imaging	\$97,582 [no equalization applied]
Paladin Defense Services	\$91,157 [no equalization applied]
Turner Imaging Systems	[not qualified]

*** Paladin Defense Services had a lower bid, however, they provided an alternative item, the SCANSILC, which is a system that has been utilized by the Bomb Squad technicians when working in partnership with other teams and it does not possess sufficient wireless technology to maintain adequate connection for the transfer of x-ray images, it also leaves more space from the ground than LOGOS causing technicians to risk approaching the equipment multiple times, amongst other detailed issues listed in the bid recommendation form.

The LOGOS Imaging Systems has not produced these challenges, and their platform does extend to the ground, which is why they are the recommended vendor.

Contract Details:

Vendor: **Logos Imaging, LLC**

Amount: **\$97,582**

End Date: **June 30, 2026**

Products & Fees:

Provide X-Ray Equipment for the Detroit Police Bomb Squad Unit, including:

- 2 Xiros II 12 x 12 flat panel kit with 25m cables (X-ray device) **\$93,702 [\$46,851 each]**
 - Logos Imaging application software with two years maintenance & support **\$3,880 [\$1,940 per year]**
- TOTAL \$97,582**

PUBLIC WORKS

6006567-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Alley Infrastructure Improvements to Support Various Affordable Housing Projects. – Contractor: JB Contractors, Inc. – Location: 2933 Military Street, Detroit, MI 48209 – Previous Contract Period: October 15, 2024 through December 29, 2025 – Amended Contract Period: October 15, 2024 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,456,290.82.

Funding

Account String: **3923-22002-361111-617900**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - City Services & Infrastructure**
Funds Available: **\$3,442,814 as of October 24, 2025**

Tax Clearances Expiration Date: **9-16-26**

Political Contributions and Expenditures Statement:

Signed: **9-11-25** Contributions: **None**

Consolidated Affidavits

Date signed: **9-11-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance; Employment Application Complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record Disclosure

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Services to Revenue Replacement (EC6).

Bid Information:

None, because this is an amendment to an existing contract. At the time of approval, this vendor was the lowest bid of the 4 bids received.

Reason for Amendment: The City of Detroit Department of Housing & Revitalization has requested to extended the pavement of two Alleyways. The total contract value remains the same, but contractor needs additional time to complete the work.

Contract Details:

Vendor: **JB Contractors, Inc.**

Amount: **Remains the same; Total \$1,456,290.82**

End Date: **Add 3 months; through March 31, 2026**

Services – remains the same:

The project is to improve approximately .70 miles of Alleys in four locations within the City of Detroit.

- **Location 1 is an east west alley 731 feet, between Alter and Ashland starting at Charlevoix and going to the west.**
- **Location 2 is an L shaped alley 255 feet, bound by Durand and Parker north of Kercheval and east of Van Dyke.**
- **Location 3 consists of seven segments of alleys 2411 feet total, located south of Hazelwood and north of Pingree with sections east and west of 2nd and 3rd streets.**
- **Location 4 is an east west alley 351 feet in length, north of Michigan Ave. between Wesson and Campbell. All locations will remove any existing pavements and install new alley pavement with new approaches and adjacent walks.**

The work consists of 7,203 square yards of pavement removal, 640 cubic yards of earth excavation, 45 structures to be adjusted, miscellaneous debris removal, installing 7,125 square yards of 4" aggregate base, 10,597 square yards of non-reinforced pavement, 1,215 square feet of sidewalk, 1,249 square yards of concrete driveway pavement, seeding and topsoil and other related work.

Additional Information:

6006567 was initially approved October 15, 2024 for \$1,456,290.82; through September 30, 2025.

Amendment 1 was an Administrative approval for a 3-month extension to December 29, 2025, signed by CPO 9/23/25. No funds were added.

Fess can be found on the next page.

PUBLIC WORKS – continued

6006567-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Alley Infrastructure Improvements to Support Various Affordable Housing Projects. – Contractor: JB Contractors, Inc. – Location: 2933 Military Street, Detroit, MI 48209 – Previous Contract Period: October 15, 2024 through December 29, 2025 – Amended Contract Period: October 15, 2024 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,456,290.82.

Fees – remains the same:

PROPOSAL FOR PW-7065 AFFORDABLE HOUSING - ALLEY INFRASTRUCTURE PROJECT IN THE CITY OF DETROIT UNIT PRICE SCHEDULE						
ITEM NO.	DESCRIPTION OF ITEM	ITEM ID	QTY.	PAY UNIT	UNIT PRICE	ITEM TOTAL
1	Mobilization, Max	1100001	1	LSUM	86950	\$ 86,950.00
2	Tree, Rem, 6 inch to 18 inch	2020002	2	Ea	900	\$ 1,800.00
3	Sewer, Rem, Less than 24 inch	2030015	12	Ft	100	\$ 1,200.00
4	Fence, Rem, Modified	2047001	24	Ft	20	\$ 483.00
5	Sidewalk, Rem, Modified	2047011	163	Syd	18	\$ 2,935.40
6	Pavt, Rem, Modified	2047011	8167	Syd	20	\$ 163,340.82
7	Subgrade Undercutting, Type IV	2050043	135	Cyd	116	\$ 15,660.00
8	Excavation, Earth, Modified	2057021	677	Cyd	48	\$ 32,504.33
9	Erosion Control, Inlet Protection, Fabric Drop	2080020	20	Ea	100	\$ 2,000.00
10	Erosion Control, Silt Fence	2080036	4915	Ft	3	\$ 14,745.00
11	Project Cleanup	2090001	1	LSUM	21450	\$ 21,450.00
12	Misc Debris, Rem, LM	2097051	1	LSUM	140000	\$ 140,000.00
13	Aggregate Base, 4 inch	3020010	7939	Syd	7	\$ 55,572.57
14	Sewer, Cl A, 10 inch, Tr Det B	4020032	6	Ft	384	\$ 2,304.00
15	Sewer, Cl A, 12 inch, Tr Det B	4020033	36	Ft	262	\$ 9,432.00
16	Sewer Cleanout	4027001	150	Ft	46	\$ 6,900.00
17	Dr Structure, 24 inch dia	4030200	6	Ea	2500	\$ 15,000.00
18	Dr Structure Cleaning, Modified	4030290	16	Ea	460	\$ 7,360.00
19	Dr Structure Cover, Adj, Case 1, Modified	4037050	26	Ea	300	\$ 7,800.00
20	Dr Structure Cover, Type CB, Modified	4037050	6	Ea	800	\$ 4,800.00
21	Pavt, Cleaning	5010001	1	LSUM	6240	\$ 6,240.00
22	Conc Pavt, Misc, Nonreinf, 8 inch	6020054	155	Syd	76	\$ 11,780.00
23	Alley, Nonreinf Conc, 8 inch	8017011	7475	Syd	75	\$ 560,652.08
24	Driveway with Integral Curb, Nonreinf Conc, 8 inch	8017011	546	Syd	76	\$ 41,484.18
25	Sidewalk, Conc, 4 inch, Modified	8037010	179	Sft	6	\$ 1,076.40
26	Sidewalk, Conc, 6 inch, Modified	8037010	1176	Sft	7.2	\$ 8,463.96
27	Minor Traf Devices	8120170	1	LSUM	10000	\$ 10,000.00
28	Traf Regulator Control	8120370	1	LSUM	21840	\$ 21,840.00
29	Seeding, Mixture TUF, Modified	8167010	1500	Sft	3	\$ 4,500.00
30	Topsoil Surface, Fum, 4 inch, Modified	8167011	167	Syd	6	\$ 1,002.00
31	Monument Box Adj	8210005	1	Ea	300	\$ 300.00
32	Contractor Staking	8240001	1	LSUM	28750	\$ 28,750.00
33	Staking Plan Errors and Extras, Max \$180/hour	8240002	5	Hr	115	\$ 575.00
34	Video Sewer	8257001	1	LSUM	35000	\$ 35,000.00
TOTAL BASED BID PRICE, ITEMS 1-34						\$ 1,323,900.75
10% contingency (\$132,390.07)						\$ 1,456,290.82

CONSTRUCTION & DEMOLITION

6006322-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Design-Build Services to Renovate Northwest Activities Center (NWAC). – Contractor: DMC Consultants, Inc. – Location: 13500 Foley Street, Detroit, MI 48227 – Previous Contract Period: June 18, 2024 through December 31, 2025 – Amended Contract Period: June 18, 2024 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,365,000.00.

Funding

Account String: **3923-22007-470010-617900**

Fund Account Name: **American Rescue Plan Act-ARPA**

Appropriation Name: **ARPA - Neighborhood Investments 3**

Funds Available: **\$63,819 as of October 24, 2025**

Tax Clearances Expiration Date: **10-24-26**

Political Contributions and Expenditures Statement:

Signed: **4-24-25** Contributions: **1 to a current CM in 2021, 1 to a former CM in 2016, 1 to the Mayor in 2016.**

Consolidated Affidavits

Date signed: **4-24-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance; Employment Application Complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record Disclosure

Background:

The City of Detroit is issuing this contract for design-build services at the Northwest Activities Center. The contract includes the construction of a smoothie bar, the redesign of the center's entrance ramp, the repair of the saunas and steam rooms, and the performance of other as-needed tasks necessary to bring it back to a state of good repair.

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Economic Impact EC 2.

Bid Information:

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **DMC Consultants, Inc**

Amount: **+\$0.00; Total \$1,365,000**

End Date: **Add 6 months; through March 31, 2026**

Services-remains the same:

- **To Provide Design-Build Services to Renovate Northwest Activities Center (NWAC).**
- **Phase 1 of this contract services is for Design and Preconstruction Services.**
- **Phase 1 will consist of Site Analysis/Assessment, Schematic Design, Design Development, providing construction Documents.**
- **Phase 2 will consist of the Following Construction:**
- **Build out of a Smoothie Bar**
- **Exterior Ramp Improvements**
- **Landscape/Irrigation**
- **Interior Finishes such as repair, prep and painting of walls and remove, prepare, and provide and install new LVT Flooring.**
- **Sauna and Steam Rooms improvements**
- **Security/outdoor Cameras**
- **IT**
- **Build out of an E-Sports Lounge**
- **Site work**

Contract discussion continues on the next page:

CONSTRUCTION AND DEMOLITION – continued

6006322-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Design-Build Services to Renovate Northwest Activities Center (NWAC). – Contractor: DMC Consultants, Inc. – Location: 13500 Foley Street, Detroit, MI 48227 – Previous Contract Period: June 18, 2024 through December 31, 2025 – Amended Contract Period: June 18, 2024 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,365,000.00.

Fees-remains the same:

Northwest Activities Center Renovation Price Proposal - Attachment C			
DO NOT EDIT ANY OF THE B COLUMNS - THESE ARE CALCULATED FIELD			
Phase 1: Design and Preconstruction Phase			
Design Services Fee		Anticipated Hours	Comments
Site Analysis/Assessment	\$ 12,000.00	24	
Schematic Design	\$ 12,400.00	32	
Design Development	\$ 21,200.00	60	
Construction Documents	\$ 34,600.00	80	
Awardee Mark up Fee for Phase 1 if applicalbe	\$ 24,000.00		
Phase 1 Subtotal	\$ 104,200.00		
Phase 2: Construction Management Phase			
Items		Comments	
Consturction Management Fee	\$ 86,000.00	if construction cost is approx. 1M	
Anticipated General Conditions	\$ 100,654.00	DURATION: 6 MONTHS	
Phase 2 Subtotal	\$ 186,654.00		
A/E Firm's Project Personnel	*Hourly Rate*	*Provide Fully Burdened Labor Rates*	
Principle	\$ 200.00		
Director	\$ 130.00		
Project Architect	\$ 120.00		
Project Manager	\$ 100.00		
Project Leader	\$ 100.00		
Architectural Designer II	\$ 125.00		
Architectural Designer II	\$ 110.00		
Administrative	\$ 80.00		
Civil Engineer	\$ -		
Mechanical Engineer	\$ -		
Electrical Engineer	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Construction Manager's Project Personnel	*Hourly Rate*	*Provide Fully Burdened Labor Rates*	
Project Director	\$ -		
Project Manager	\$ -		
Project Superintendent	\$ -		
Project Engineer	\$ -		
Project Estimator	\$ -		
Accounting	\$ -		
Clerical	\$ -		
Journeyman for General Contractor	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		

Additional Information:

6006322 was initially approved June 18, 2024 for \$1,365,000; through June 30, 2025.

Amendment 1 was approved June 17, 2025 to extend the contract by 6 months; through December 31, 2025.
No additional funding was requested at that time.

CONSTRUCTION & DEMOLITION

6005667-A4 100% ARPA Funding – AMEND 4 – To Provide an Extension of Time Only for Renovation at Butzel Family Recreation Center located at 7737 Kercheval . – Contractor: Gandol, Inc. – Location: 18100 Meyers Road. Suite 2, Detroit MI 48235 – Previous Contract Period: November 14, 2023 through December 31, 2025 – Amended Contract Period: November 14, 2023 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,590,000.00.

Funding:

Account String: 3923-22002-350030-617900-860222
Fund Account Name: American Rescue Plan Act- ARPA
Appropriation Name: ARPA - City Services & Infrastructure
Available Funds: \$3,442,814 as of October 24, 2025

Tax Clearances Expiration Date: 1-29-26

Political Contributions and Expenditures Statement:

Signed: 3-27-25 Contributions: None

Consolidated Affidavits:

Date signed: 3-27-25

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application complies;
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Revenue Replacement (EC6).

Bid Information:

None, because this is an amendment to extend the term of the contract. This vendor was the highest ranked bid of the 5 bids received.

Contract Details:

Vendor: Gandol, Inc

Amount: Remains the same; Total \$2,590,000

End Date: Add 3 months; through March 31, 2026

Services – remains the same:

The Vendor shall provide the following services at the Butzel Family Recreation Center at 7737 Kercheval:

- Parking lot resurfacing
- Mill existing asphalt surface approximately 2” in depth and haul all millings offsite. A total of approx. 30,000 square feet (See attached diagram and verify measurement on site).
- Power sweep and clean areas of loose dirt and debris prior to receiving tack coat.
- Apply tack coat for adhesion.
- Pave and install 2” of MDOT #1100 wearing course asphalt material and compact. A total of approx. 30,000 square feet (See attached diagram and verify measurement on site).
- Restripe entire parking lot.
- Adjust and rebuild (4) catch basins. Sidewalk
- Remove and replace sidewalks in designated areas for approx.. 1,000 square feet of 4” concrete sidewalk. Verify measurement on site.

Electrical

- Installed electric handicap door opener for front entrance. Provide any necessary power to operate the opener.
- Replace wall-mounted light bulbs for LED bulbs.
- Paint
- Paint current bollards

EV Station

- Provide and install (2) dual electrical vehicle charging stations and provide necessary power to the charging stations.

Contract discussion continues onto the next page.

CONSTRUCTION & DEMOLITION – *Waiver Requested - continued*

6005667-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time Only for Renovation at Butzel Family Recreation Center located at 7737 Kercheval . – Contractor: Gandol, Inc. – Location: 18100 Meyers Road. Suite 2, Detroit MI 48235 – Previous Contract Period: November 14, 2023 through June 30, 2025 – Amended Contract Period: November 14, 2023 through December 31, 2025 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,590,000.00.

Services- remains the same - continued:

IT

- **Boost Wi-Fi coverage throughout the facility as needed.**
- **Gallery Room/ Display • Provide and install artwork to help beautify the facility.**
- **Construct a new gallery room, this may include carpentry, flooring, paint, HVAC, and/or electrical. Verify location and design with owner.**

E-Sports Lounge

- **Construct a new E-Sports Lounge, this may include carpentry, flooring, paint, HVAC, and/or electrical. Verify location and design with owner.**

Storefront

- **Remove all existing aluminum storefront frames and single-pane glass material.**
- **Furnish and install fixed windows throughout the building with the commercial grade aluminum storefront to support a double pane insulated glass and the front glass should be 1” clear Polycarbonate tempered glass. Verify measurement on site.**
- **Add film to tint 21 upper windows.**
- **Field measure each opening before manufacture and submit detailed shop drawings before ordering windows.**
- **Vendor shall include tempered glass in the areas where required by Code.**
- **Include for the replacement of all interior and exterior trim damaged by the work.**
- **Shall include all necessary labor, materials, and equipment to complete the glass replacement, as well as ensure that all necessary and required weatherstripping, stops, channels, gaskets, caulking or any other materials required in the weather-tight installation of storefront glazing.**
- **Include for all clean up and restoration for the inside and outside of the project site.**
- **Include for protection of all finishes, fixtures and fittings that could be damaged by the work.**
- **Ensure that the recreation center is protected from inclement weather during window replacement.**
- **Comply with all applicable regulations and codes.**

Certifications:

Vendor is Certified as a Detroit Based Business until 10/9/25.

Additional Information:

6005667 was initially approved November 7, 2023 with Gandol to provide Renovations at the Butzel Family Recreation Center for \$2,590,000; through December 31, 2024.

6005667-A1 was approved November 12, 2024 to add 6 months to the term; through June 30, 2025. O additional funds were requested.

6005667-A2 amended the terms and conditions of the contract via Resolution, which was approved by Council November 26, 2024 . The amended terms and conditions stated that the Vendor may be eligible for certain change order increases based on the approval from the Chief Financial Officer and availability of funds. All other terms and conditions remained the same.

6005667-A3 was approved June 17, 2025 to extend the term by 6-months; through December 31, 2025. No additional funds was requested at this time.

Fees can be found on the next page.

CONSTRUCTION & DEMOLITION – *Waiver Requested - continued*

6005667-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time Only for Renovation at Butzel Family Recreation Center located at 7737 Kercheval . – Contractor: Gandol, Inc. – Location: 18100 Meyers Road. Suite 2, Detroit MI 48235 – Previous Contract Period: November 14, 2023 through June 30, 2025 – Amended Contract Period: November 14, 2023 through December 31, 2025 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,590,000.00.

Fees – remains the same:

Butzel Family Price Sheet			
Items	Value - Costs	Comments	
1. Mark Up Fee	\$ 80,000.00	if construction cost is approx. \$2M	
2. General Conditions - specify duration	\$ 300,000.00	Please note the constructin duration of the GC's, This is to include Insurance and Bond costs.	
3. Construction Services	\$ 2,210,000.00		
Construction Manager's Project Personnel	*Hourly Rate*	*Provide Fully Burdened Labor Rates*	
Project Director	\$ 95.00		
Project Manager	\$ 90.00		
Project Superintendent	\$ 85.00		
Project Engineer	\$ 80.00		
Project Estimator	\$ 75.00		
Accounting	\$ 70.00		
Clerical	\$ 65.00		
Journeyman for General Contractor	\$ 112.00		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		
Others:	\$ -		

TOTAL \$2,590,000

The full previously authorized \$2,590,000 has been invoiced on this contract.

CONSTRUCTION & DEMOLITION

6005686-A2 100% ARPA/UTGO Funding – AMEND 2 – To Provide an Extension of Time for Major Improvements Throughout all Firehouses. – Contractor: DeAngelis Diamond Construction, LLC – Location: 39555 Orchard Hill Pl # 235, Novi, MI 48375 – Previous Contract Period: January 23, 2024 through December 31, 2025 – Amended Contract Period: January 23, 2024 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$5,073,875.93.

Funding:

Account String: **3923-22002-350030-617900-860222**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - City Services & Infrastructure**
Funds Available: **\$3,442,814 as of October 24, 2025**

Tax Clearances Expiration Date: **6-11-26**

Political Contributions and Expenditures Statement:

Signed: **5-12-25** Contributions: **None**

Consolidated Affidavits:

Date signed: **5-12-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Uses Resumes;
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Background:

As part of the continuing effort to bring the City of Detroit Firehouses to State of Good Repairs (SOG), this is request to provide structural improvements, HVAC upgrades, electrical upgrades, window installation, new finishes, etc. throughout all firehouses.

Most of the firehouses were built in the 1920's and there's a few built in the 1980's. The firehouses maintain most of the original major structural and historic components such as exterior stone and brick facades, and masonry basements.

ARPA Allowable use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Services to Revenue Replacement (EC 6) for General city capital improvements.

Bid Information:

None. This is an amendment to an existing agreement. At the time of approval this vendor was the highest ranked bid of the 6 bids received.

Contract Details:

Vendor: **DeAngelis Diamond Construction, LLC**
End Date: **Add 6 months; through June 30, 2026**

Amount: **+\$0.00; Total \$5,073,875.93**

Services-remains the same:

Provide construction management services to complete major building repair, renovation, and improvement projects for the Department on various firehouses, as needed, throughout all firehouse locations. Tasks for the project may include MEP upgrades, structural repair, roofing, site improvement, window replacement, engineering services, and other specialized large-scale repair/construction services deemed necessary by GSD.

Coordination and phasing with city staff are required throughout the process as the facility will be fully operated during construction. Project will be divided into 2 Phases:

- 1) Preconstruction Phase – vendor will provide designs, provide a complete assessment of the existing systems and report to GSD the findings, as well as recommendations. The vendor will also provide cost proposals of requested work throughout the design & preconstruction phase.**
- 2) Construction Phase – vendor will provide all labor, materials, supervision, and other services, including permits. Repairs include, but are not limited to:**

Contract discussion continues onto the next page.

CONSTRUCTION AND DEMOLITION - *continued*

6005686-A2 100% ARPA/UTGO Funding – AMEND 2 – To Provide an Extension of Time for Major Improvements Throughout all Firehouses. – Contractor: DeAngelis Diamond Construction, LLC – Location: 39555 Orchard Hill Pl # 235, Novi, MI 48375 – Previous Contract Period: January 23, 2024 through December 31, 2025 – Amended Contract Period: January 23, 2024 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$5,073,875.93.

Services remains the same – continued:

Roof replacement	Window Replacement	Plumbing Fixture Upgrades
Structural Repair	Masonry Repair	Kitchen Upgrade
Site Work	HVAC Upgrades	Door and Overhead Door Replacement
Concrete Replacement	Electrical Upgrades	Providing and install new finishes

Multiple tasks/projects may need to run concurrently, multiple task/projects. The majority of the task/projects are planned; however, the possibility of Emergency Work does exist. The vendor may be requested to provide facility assessment information to assist the Department in determining a Scope of Work for a task/project. The vendor will also take weekly progress photos, dated, and labeled.

The vendor will provide a 1-year warranty on all materials & workmanship, as well as provide close out operation and maintenance manuals.

Locations:

FH NAME	ADDRESS	ENGINE	LADDER	SQUAD	CHIEF	MEDIC
E-01	111 W Montcalm St	1				
E-09	3737 E Lafayette St	9	6			21
E-17	6100 2nd Ave	17	7		5	
E-27	4700 W Fort St	27	8		7	19
E-29	7600 W Jefferson Ave	29				
E-30	16543 Meyers Rd	30				3
E-32	11740 E Jefferson Ave	32			6	23
E-33	1041 Lawndale St	33	13			
E-34	6345 Livernois Ave	34				
E-35	111 Kenilworth St	35				20
E-39	8700 14th St	39				1
E-40	13939 Dexter Ave	40	17			10
E-41	5000 Rohns St	41				14
E-42	6324 W Chicago Ave	42	21			2
E-44	35 W 7 Mile Rd	44	18		8	
E-46	10101 Knodell St	46				
E-48	2300 S Fort St	48				11
E-50	12985 Houston Whitter Ave	50	23		9	15
E-52	5029 Manistique St	52	31			
E-53	15127 Greenfield Rd	53	25			17
E-54	16825 Trinity St	54	26			4
E-55	18140 Joy Rd	55	27		2	5
E-56	18601 Ryan Rd	56				16
E-57	13960 Burt Rd	57				
E-58	10801 Whittier Ave	58				24
E-59	17800 Curtis St	59		1	4	22
E-60	19701 Hoover St	60				
S-03	1818 E Grand Blvd			3		
S-04	1697 W Grand Blvd			4		7
S-05	18236 Livernois Ave			5		18
M-09	2820 Central St					9
L-14	2200 Crane St		14			12
L-19	10645 Shoemaker St			6		13
L-20	433 W Alexandrine St		20	2		6
L-22	6830 McGraw St		22			
HAZ	3050 Russell St	HAZ			1	8
Fire Boat	40 24th St	FB				
RTC	10200 Erwin Ave	RTC				

Contract discussion continues onto the next page.

CONSTRUCTION AND DEMOLITION - *continued*

6005686-A2 100% ARPA/UTGO Funding – AMEND 2 – To Provide an Extension of Time for Major Improvements Throughout all Firehouses. – Contractor: DeAngelis Diamond Construction, LLC – Location: 39555 Orchard Hill Pl # 235, Novi, MI 48375 – Previous Contract Period: January 23, 2024 through December 31, 2025 – Amended Contract Period: January 23, 2024 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$5,073,875.93.

Fees-remains the same:

Work can vary across all trades/skills and could possibly include multiple trades/skills on one task/project. A requested task/project budget could range from \$5,000 to \$350,000 depending on the need.

Mark-up Fee	\$284,563
General Conditions	\$175,050
Construction Costs	\$4,614,262.93
TOTAL	\$5,073,875.93

Hourly Rates range from \$65/hr. for Clerical Work to \$175/hr. for Project Director.

Additional Information:

6005686 was initially approved January 23, 2024 for \$5,073,875.93; through June 30, 2025.

Amendment 1 was approved June 24, 2025 to extend the term by 6 months; through December 31, 2025. No additional funds were requested at this time.

HOUSING & REVITALIZATION

6006140-A2 100% ARPA Funding – AMEND 2 – To Provide an Increase of Funds and Amend Contract Terms and Conditions for Housing Placement, Education, Employment, Emergency Healthcare or other forms of Public or Private Assistance for Homeless or At-Risk Individuals. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Suite 800, Detroit, MI 48202 – Contract Period: April 2, 2024 through June 30, 2026 – Contract Increase Amount: \$847,630.00 – Total Contract Amount: \$1,607,830.00.

Funding

Account String: 3923-22012-361111-617900-851208
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - Intergenerational Poverty 3**
Funds Available: **\$36,751,404 as of October 24, 2025**

Tax Clearances Expiration Date: **5-5-26**

Political Contributions and Expenditures Statement:

Signed: **Awaiting Update** Contributions: **Awaiting Update**

Consolidated Affidavits

Date signed: **Awaiting Update**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance.

Employment Application complies

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record Disclosure

ARPA Allowable Use Letter:

The proposed project is deemed an allowable use within the Coronavirus State & Local Fiscal Recovery Funds (SLFRF) Compliance & Reporting Guidance Expenditure Category of EC 2: Negative Economic Impacts for Homelessness Diversion.

Bid/Background Information:

None, because this is an amendment to an existing contract. At the time of approval, this was a sole source procurement request due to the Homeless Diversion ARPA subrecipient agreement being transferred from Southwest Solutions to Wayne Metro Community Action Agency.

Contract Details:

Vendor: **Wayne Metro Community Action Agency**
End Date: **Remains the same; through June 30, 2026**

Amount: **Add \$847,630; Total \$1,607,830**

Amendment 2 Details:

Amend the contract terms and conditions to include:

- **Each payment request must be signed by the authorized representative of the Subrecipient and submitted by the 15th of each month. Failure to submit a complete payment request with all necessary documents may result in:**
 - 1. delay in payment;**
 - 2. suspension of payment**
 - 3. affect the award of future federal funds; or**
 - 4. denial of payment in compliance with Treasury expenditure regulation.**
- **The City reserves the right to withhold payment until receipt of evidence of acceptable performance under this Agreement**
- **No request for payment may be submitted later than thirty (30) days after the termination date of the Agreement.**
- **ARPA funds which are not expended by the termination date of this agreement shall be returned immediately to the City, but no later thirty (30) days from the contract end date. Funds will be reallocated or reprogrammed by the City.**
- **The Subrecipient's obligations under this Agreement shall not end until all close-out requirements are completed.**
- **All final reimbursements shall be submitted within 30 days of expiration of the contract unless the City approves a different time interval**

Contract discussion continues onto the next page.

HOUSING & REVITALIZATION – *continued*

6006140-A2 100% ARPA Funding – AMEND 2 – To Provide an Increase of Funds and Amend Contract Terms and Conditions for Housing Placement, Education, Employment, Emergency Healthcare or other forms of Public or Private Assistance for Homeless or At-Risk Individuals. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Suite 800, Detroit, MI 48202 – Contract Period: April 2, 2024 through June 30, 2026 – Contract Increase Amount: \$847,630.00 – Total Contract Amount: \$1,607,830.00.

Amendment 2 Details – *continued*:

The addition of \$847,630.20 in funds to this contract will support the continuation of Financial Assistance/Diversion services. Services target those in imminent need of housing stability to include financial assistance with security deposits and the first month's rent to prevent the need for emergency shelter entry. The addition of funds is calculated based on 2025 operating costs from this existing contract.

Amended Budget

Program Name:	WM ARPA Diversion 6006140		
Total Award	\$ 1,607,830.20		
	Original Budget	Amendment 1	Amendment 2
Expenses	Original		
Subrecipient Program Operations			
Personnel Cost			
Case Management	\$ 143,750.00		
Payroll Taxes 7.65% cap	\$ 10,997.00		
Fringe Benefits	\$ 32,128.00		
Client Engagement			
Financial Assistance/Direct Services Costs	\$ 210,000.00	350,000.00	847,630.20
Indirect Costs			
Admin Costs	\$ 13,325.00		
Contract Subtotals	\$ 410,200.00	\$ 350,000.00	\$ 847,630.20

TOTAL Contract Amount:

\$410,200 (Initial Fees) + \$350,000 (Amendment 1) + \$847,630 (Amendment 2)= TOTAL \$1,607,830

Services – *remains the same*:

Collaborate with other service agencies to provide housing placement services, education, employment, and emergency health care or other forms of public or private assistance that may be available for the homeless or at-risk of homeless people through the Homelessness Diversion ARPA Programming. The vendor will give assistance to households that need immediate shelter with stabilizing housing concerns or relocating to permanent housing.

The funding will serve anyone who calls the CAM Phone Line or presents to the CAM Access Points seeking emergency shelter. The funds will be used to provide/administer funds for individuals and families deemed eligible for homeless diversion and the staff.

In 2021, data shows that 2,066 households were engaged and diverted from entering the emergency shelter system, including 174 of these households receiving financial assistance to divert from homelessness.

Financial assistance will be provided on a case-by-case basis. Financial assistance includes, but not limited to: Renal Assistance/ Rental Application Fees, Security Deposits last Month's rent, Moving Costs, bus/train

Contract discussion continues onto the next page.

HOUSING & REVITALIZATION – *continued*

6006140-A2 100% ARPA Funding – AMEND 2 – To Provide an Increase of Funds and Amend Contract Terms and Conditions for Housing Placement, Education, Employment, Emergency Healthcare or other forms of Public or Private Assistance for Homeless or At-Risk Individuals. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Suite 800, Detroit, MI 48202 – Contract Period: April 2, 2024 through June 30, 2026 – Contract Increase Amount: \$847,630.00 – Total Contract Amount: \$1,607,830.00.

Services – *remains the same:*

tickets, and food/gas gift cards. The vendor will also provide Light touch case management services, which will include help with creating a reasonable housing placement/stabilization plan, housing information and search.

Hours of Operation: M-F, 10am – 6:30 pm at CASS and M-TH 10am-4 pm. These times are subject to change based upon the need of the CAM Access Point.

Fees – *at the time of approval:*

Case Management	\$143,750
Payroll Taxes	\$10,997
Fringe Benefits	\$32,128
Financial Assistance	\$210,000
Admin. Costs	\$13,325
TOTAL	\$410,200

Previously approved Amendment 1 Fees:

Case Management	\$77,750
Payroll Taxes	\$5,997
Fringe Benefits	\$7,328
Financial Assistance	\$255,600
Admin. Costs	\$3,325
Amendment 1 TOTAL	\$350,000

TOTAL Contract Amount: \$410,200 (Initial Fees) + \$350,000 (Amendment 1) = \$760,200

Additional Information:

6006140 was initially approved April 2, 2024 for \$410,200; through June 30, 2025.

6006140-A1 was approved June 10, 2025, to extend the term by 1 year and add \$350,000, making the total contract amount \$760,200; through June 30, 2026.

HEALTH

6006713-A1 100% Opioid Settlement Proceeds Funding – AMEND 1 – To Provide an Extension of Time Only for Medical Vending Machines for Various Locations throughout the City of Detroit. – Contractor: Illinois Supply Company – Location: 21759 S. Center Avenue, New Lenox, IL 60451 – Previous Contract Period: October 29, 2024 through October 30, 2025 – Amended Contract Period: October 29, 2024 through October 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$400,000.00.

Funding

Account String: **3921-21243-250070-617900**
Fund Account Name: **Other Special Revenue Fund**
Appropriation Name: **Opioid Settlement Proceeds**
Encumbered Funds: **\$655,695 as of October 24, 2025**

Tax Clearances Expiration Date: **10-24-26**

Political Contributions and Expenditures Statement:

Signed: **9-4-25** Contributions: **None**

Consolidated Affidavits

Date signed: **9-4-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Bid Information:

None, because this is an amendment to an existing contract. At the time of approval, both bids were awarded a contract to provide a variety of products and widen the distribution of supplies.

Contract Details:

Vendor: **Illinois Supply Company**

Amount: **Remains the same; Total \$400,000**

End Date: **Add 1 year; through October 30, 2026**

Products/Fees – remains the same:

Provide vending machines to use for distribution of harm reduction supplies to residents, including:

- 1. Traditional vending machines - \$1,074 each**
 - The machine should either be compatible with standard electrical plugs, solar powered, or operational via battery.
 - The machine should have customized coils that can hold and release numerous products based on customer need.
- 2. Newspaper machines - \$599 each**
 - The machine should not require any power and should be as weather resistant as possible.
 - The machine should be able to dispense one item at a time as these machines will primarily be utilized for Naloxone.
- 3. Tabletop/Countertop dispenser - \$59 each**
 - The dispenser should not require any power and be able to sit on top of a table or counter. The machine should be able to dispense one item at a time as these dispensers will primarily be utilized for Naloxone

TOTAL Not to Exceed \$400,000

- Machines must include a two-year warranty and/or options for service calls if needed.
- Delivery and installation must be completed within one week.
- Vendor must provide technical assistance regarding the machines if needed.
- Vendor will not be responsible for stocking the machine.
- Collected data of the quantity of items dispensed will be provided monthly and/or as requested by the program staff.

\$63,893 of the previously authorized \$400,000 has been invoiced on this contract.

Additional Information:

6006713 was initially approved October 22, 2024 for \$400,000; through Oct. 30, 2025.

HOUSING & REVITALIZATION

6007500 100% CDBG-DR Funding – To Provide Management of the Down Payment Assistance Program. – Contractor: National Faith Homebuyers – Location: 500 Griswold, Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 27, 2028 – Total Contract Amount: \$10,470,000.00.

Funding:

Account String: **Not Provided**

Fund Account Name:

Appropriation Name:

Funds Available:

Tax Clearances Expiration Date: **10-22-26**

Political Contributions and Expenditures Statement:

Signed: **5-29-25** Contributions: **None**

Consolidated Affidavits:

Date signed: **5-29-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance.

Employment App not provided

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record

Background:

The City of Detroit's Detroit Down Payment Assistance Program aims to rebuild homeownership in Detroit. The program provides qualifying residents with grants for down payments and prepaids, including interest rate buy-down, closing costs, and principal reduction, in conjunction with purchasing a home using a purchase mortgage or a purchase renovation mortgage. The program is for Low- and moderate-income requirements are met when a household's income is at or below 80% of the Area Median Income (AMI).

The City launched the Detroit Down Payment Assistance (DPA) Program in March of 2023 funded through American Rescue Plan Act (ARPA) and private grants. The program has created over 788 new homeowners during Round I and II. The City of Detroit desires to make this program available again beginning in 2025 utilizing Community Development Block Grant Disaster Recovery (CDBG-DR) and Community Development Block Grant (CDBG) funding for Round III of the Detroit Down Payment Assistance Program.

Detroit became a majority renter city in 2017 for the first time in history. The City seeks to remove barriers to purchasing a home in the City, particularly for current Detroit residents, to further housing stability in the City of Detroit. Down Payment Assistance is an effective strategy to subsize affordable housing and reduce housing cost burden for a portion of Detroit residents as the average monthly housing payment for participants in the Detroit DPA program was \$970 (inclusive of mortgage principal and interest, property taxes and homeowners' insurance); while the MSHDA affordable rent limit in Wayne County for a 3-bedroom housing unit and a household at 60% AMI is \$1,575 per month (minus tenant-paid utilities).

Bid Information:

Notice of Funding Availability (NOFA) opened Aug. 22, 2025 & closed Sept. 22, 2025. 2 Proposals Received.

Proposals were evaluated based on Demonstrated understanding of the City's scope of work [10 points]; Recent experience, qualifications, and key personnel in planning and designing homeownership programs [20 points]; Proposed approach to the Down Payment Assistance Program implementation and administration activities [25 points]; Demonstrated experience administering homeownership programs [30 points]; Experience designing/implementing housing programs with federal funds [15 points].

ALL Bids:

National Faith Homebuyers [92.33 points]

The Ownership Initiative [79.983 points]

***National Faith Homebuyers ranked the highest in all categories.

Contract Details:

Vendor: **National Faith Homebuyers**

Bid: **Highest Ranked [92.33 points]**

Amount: **\$10,470,000**

End Date: **November 27, 2028**

Contract discussion continues onto the next page.

HOUSING & REVITALIZATION - *continued*

6007500 100% CDBG-DR Funding – To Provide Management of the Down Payment Assistance Program. – Contractor: National Faith Homebuyers – Location: 500 Griswold, Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 27, 2028 – Total Contract Amount: \$10,470,000.00.

Services:

Provide program implementation and administration services for the Detroit Down Payment Assistance Program, including:

- 1. Application Intake – assist with completing, receive, process, and review all applications for accuracy, completeness, and supporting documents necessary to determine eligibility. The Program Administrator will:**
 - **determine income eligibility**
 - **assist applicants who submit incomplete applications**
- 2. Education - ensure that all applicants complete a homebuyer education course from a HUD-certified counseling course, evidenced by a HUD Homebuyer Certificate.**
- 3. Loan Prequalification: If applicable, recommend that the potential borrower apply for a first mortgage loan and work with the Lender throughout the loan process.**
- 4. Underwriting: Underwrite all City DPA grants/loans and adhere to all underwriting guidelines created for the program.**
- 5. Loan Origination: Work with the Lender throughout the loan origination process to ensure that documents and other information are resubmitted to the first mortgage lender. The Program Administrator will:**
 - **Review the first mortgage loan package for compliance with the City’s DPA guidelines set for the City’s DPA loan.**
 - **Ensure that all loans are underwritten to comply with the CDBG and CDBG-DR policies defined by HUD.**
- 6. Property Inspection: NFH will incorporate a mandatory inspection requirement and verify that all existing homes that receive DPA awards are inspected for compliance with the Housing Quality Standards (HQS) or similar standards.**
- 7. Delivery of Approved Application Package to the City or its designee.**
- 8. Loan Closing Process: Facilitate the entire loan closing process, prepare and submit all applicable closing documents. The Administrator is responsible for preparing all legal documents for the City’s DPA loans.**
- 9. Reporting/Monitoring: Maintain separate files for all applicants, including those that are denied assistance. Files will be monitored by HRD for compliance. The Administrator will provide monthly reporting including but not limited to program pipeline, closings, lenders, and mortgage products.**
- 10. Post Closing Activities: After each Down Payment Assistance (DPA) award closes, NFH provides a structured post-closing support program to help families sustain long-term homeownership and protect the City’s investment, including**
 - **Within the first 90 days, NFH follows up with the DPA households and schedules a HUD-certified counseling follow-up to review budgets, mortgage terms, and property-tax obligations, if needed.**
 - **NFH will conduct a post-closing survey at 6 and 12 months to track homeowner stability and identify early warning signs of financial strain.**
 - **When survey results or other indicators suggest risk, NFH immediately coordinates with mortgage servicers, the Detroit Housing Network, and other community partners to connect homeowners with credit counseling, emergency assistance, and loss-mitigation resources—such as repayment plans, loan modifications, or property-tax hardship programs—to preempt early payment defaults and prevent foreclosure.**
- 11. Submit regular monthly progress and financial reports to the Grantee.**

Contract discussion continues onto the next page.

HOUSING & REVITALIZATION - continued

6007500 100% CDBG-DR Funding – To Provide Management of the Down Payment Assistance Program. – Contractor: National Faith Homebuyers – Location: 500 Griswold, Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 27, 2028 – Total Contract Amount: \$10,470,000.00.

Services – continued:

Applications will be prioritized by the following:

- Residents who were impacted by the August 2023 flooding in Detroit as evidenced by documentation from the Detroit Water & Sewage Department (DWSD) and/or FEMA.
- Residents who have lost their home to property tax over foreclosure between 2010 – 2016 as evidenced by the City of Detroit's Program Manager through the Property Tax Foreclosure team.

Schedule (beginning around September 2025):

- Phase I: Program Design and Implementation Planning (1 month) - if needed, the creation and/or revision of terms and conditions for the Down Payment Assistance product(s).
- Phase II: Program Administration (3-18 months) – includes the Services described on the previous page of the Teeter Report.
- Phase III: Evaluation and Modification (6 – 18 months) - Following the launch of Round III of the Detroit DPA program, the Subrecipient will monitor data related to homebuyer pipeline, DPA approvals, and DPA closings. If terms or conditions require modification during the early part of implementation based on data collected, the Subrecipient will work with the City to plan or redesign specific program modifications.

HRD will maintain oversight to ensure the Subrecipient(s) performs in accordance with the terms, conditions, and specifications.

Budget (2025 – 2028):

Organization:	National Faith Homebuyers
Program Name:	CDBG & CDBG-DR Down Payment Assistance Program
Total Award Amount:	\$10,470,000.00
CDBG Sub-Award	\$1,700,000.00
CDBG-DR Sub-Award	\$8,770,000.00
Total Projected Households Served:	454

Expense	Line Item Award Total	CDBG	CDBG-DR	Budget Narrative (if budget narrative is larger than the space allows, continue on the Staff Chart Tab)
		CDBG Line Item	CDBG-DR Line Item	
Subrecipient Program Operations				
Personnel Costs				
Case Management	\$ 507,600.00	\$ 82,418.00	\$ 425,182.00	Complete staffing chart on the next tab.
Other Staffing (add staff titles)	\$ 168,000.00	\$ 27,278.00	\$ 140,722.00	Complete staffing chart on the next tab.
Payroll Taxes (7.65% cap)	\$ 12,852.00	\$ 2,087.00	\$ 10,765.00	
Fringe Benefits (includes State unemployment benefits)	\$ 168,900.00	\$ 27,424.00	\$ 141,476.00	
Client Engagement				
Down Payment Assistance	\$ 9,251,581.90	\$ 1,502,543.14	\$ 7,749,038.76	
Case Management				
Cost of primary docs (ID, birth certs, file printing)	\$ 13,442.00	\$ 2,183.00	\$ 11,259.00	
Program Contractual Services, Specify:				
Encompass CRM \$170 per file	\$ 122,400.00	\$ 19,874.00	\$ 102,526.00	
Legal & Accounting	\$ 20,000.00	\$ 3,247.00	\$ 16,753.00	
Website/App Services (DPA page enhancements)	\$ 10,000.00	\$ 1,624.00	\$ 8,376.00	
Marketing	\$ 25,000.00	\$ 4,059.00	\$ 20,941.00	
Credit Reports	\$ 11,300.00	\$ 1,835.00	\$ 9,465.00	
Indirect Costs *See note below				
De minimis	\$ 158,924.10	\$ 25,427.86	\$ 133,496.24	
HMIS Data Entry				
TOTAL	\$ 10,470,000.00	\$ 1,700,000.00	\$ 8,770,000.00	
CDBG Total-	\$ 1,700,000.00			
CDBG-DR Total-	\$ 8,770,000.00			
Projected Cost Per Household:	\$ 23,061.67			

Contract discussion continues onto the next page.

HOUSING & REVITALIZATION - continued

6007500 100% CDBG-DR Funding – To Provide Management of the Down Payment Assistance Program. – Contractor: National Faith Homebuyers – Location: 500 Griswold, Suite 2200, Detroit, MI 48226 – Contract Period: Upon City Council Approval through November 27, 2028 – Total Contract Amount: \$10,470,000.00.

Budget (2025 – 2028) – continued:

Title/Position	# of FTEs and hours per week	Qualifications/ Degree	Hourly Rate	Program Total
President	16	20 years exp	\$ 80.92	\$1,294.72
Deputy Director, CTO	16	20 years exp	\$ 46.24	739.84
DPA Program Manager	36	15 years exp	\$ 46.24	1,664.64
Senior Underwriter	40	20 years exp lend	\$ 43.35	1,734.00
DPA Analyst	40	BA, 10 years exp	\$ 34.68	1,387.20
Bank & Realtor Liaison	24	20 years exp fin.	\$ 57.80	1,387.20
Administration	12		\$ 28.90	346.80
Events Coordinator, Counseling Liaison	12		\$ 40.46	485.52
Sr Counselor	12		\$ 46.24	554.88
Counselor	10		\$ 28.90	289.00
Counselor	10		\$ 28.90	289.00
Counselor	10		\$ 28.90	289.00
Counselor	10		\$ 28.90	289.00
Special Projects Coordinator	16		\$ 26.01	416.16
DPA CBDG Reporting	36		\$ 23.12	832.32
Finance, Consulting, Reporting	16		\$ 63.58	1,017.28

HOUSING & REVITALIZATION

6007479 100% City Funding – To Provide Homeless Support Outreach AM/PM. – Contractor: Motor City Mitten Mission – Location: 24623 Harper, St Clair Shores, MI 48080 – Contract Period: Upon City Council Approval through June 30, 2026 – Total Contract Amount: \$420,000.00.

Funding

Account String: **1000-26361-360136-617900**
Fund Account Name: **General Fund**
Appropriation Name: **Detroit Housing Network GF**
Funds Available: **\$3,597,735 as of October 24, 2025**

Tax Clearances Expiration Date: **3-10-26**

Political Contributions and Expenditures Statement:

Signed: **3-17-25** Contributions: **None**

Consolidated Affidavits

Date signed: **3-17-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;

Employment Application Complies

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record
Disclosure

Bid Information:

RFP opened June 23, 2025 & closed July 21, 2025. 61 Invited Suppliers; 5 Bids Received.

Vendors submitted proposals for emergency shelter, stand-by shelter, and/or nighttime street outreach services for Detroit residents experiencing homelessness. Applicants could apply for one or more program components.

Bids were evaluated based on:

- | | |
|---|-------------|
| 1. Organizational & Financial Capacity | [15 points] |
| 2. Proposal Approach | [25 points] |
| 3. Budget and Pricing | [5 points] |
| 4. Forms & Affidavits | [4 points] |
| 5. Past Performance | [10 points] |
| 6. Forms and Documentation | [6 points] |
| 7. D-BB and/or D-HB Certification of Vendor | [15 points] |
| 8. if applicable, D-BB and/or D-HB of Sub-contractor(s) | [20 points] |

There were no Certified Detroit based companies that responded to this RFP, therefore no equalization was applied to any scores. Warming Centers and Transitional Housing programs are not eligible award through this RFP.

ALL Bids:

DETROIT RESCUE MISSION	[65 points for 626/EMG]
MOTOR CITY MITTEN MISSION	[57 points for OR/AM & 49 points for OR/PM]
TRANSITIONS BY HARVEST RETREAT	[22 points for EMG & 24 points for Standby]
NEIGHBORHOOD SERVICE ORGANIZATION	[non-responsive – didn't comply with RFP requirements]
ALL THINGS WOMEN	[non-responsive – didn't comply with RFP requirements]

NEIGHBORHOOD SERVICE ORGANIZATION – was determined “Non-Responsive” because the Offeror did not comply with RFP requirements. Did not submit Budget/Pricing, Proposal Approach, Organizational Capacity, Supporting documents, or Past Performance was submitted with the proposal package. Essentially there was nothing to evaluate.

ALL THINGS WOMEN – was determined “Non-Responsive” because the Offeror did not comply with RFP requirements. The RFP explicitly stated that if an organization currently awarded for either Emergency Shelter or Standby Shelter and were not offering “additional” beds, then the Offeror was ineligible for award under this RFP. HRD determined this supplier was not proposing “new” beds of either type.

***Motor City Mitten Mission and Detroit Rescue Mission Ministries were awarded contracts.

Contract discussion continues onto the next page.

HOUSING & REVITALIZATION – *continued*

6007479 100% City Funding – To Provide Homeless Support Outreach AM/PM. – Contractor: Motor City Mitten Mission – Location: 24623 Harper, St Clair Shores, MI 48080 – Contract Period: Upon City Council Approval through June 30, 2026 – Total Contract Amount: \$420,000.00.

Contract Details:

Vendor: **Motor City Mitten Mission**
Amount: **\$420,000**

Bid: **Multiple Awards**
End Date: **June 30, 2026**

Services

Provide Homeless Support Outreach AM/PM, including:

- **Daytime/Nighttime street outreach shall work with those experiencing unsheltered homelessness to provide basic needs and referrals to emergency shelters.**
- **Services include case management, housing navigation, diversion, transportation, connection to emergency shelter, and access to mainstream benefits.**
- **services shall be offered using person-centered, trauma-informed care that is rooted in Housing First and harm reduction principles.**
- **Street Outreach shift times, including during all holidays:**
 - **Daily (Monday through Sunday) from 6:00pm to 2:00am**
 - **Daily (Monday through Sunday) from 12:00am to 8:00am**
- **Basic needs street outreach, including providing items such as Food, Hygiene kits, Clothing/hats/gloves, etc.**
- **Provide referrals and transportation to shelters and drop-in centers**
- **Provide trauma-informed case management and diversion**
- **Provide effective interagency coordination, in which agencies work together to problem solve and meet the need of the resident.**
- **Respond to City requests for street outreach and record all household activity related to engagement attempts and enrollment in services within the CoD database**
- **Record all household related data and activity within 48 hours using the CoC-established HMIS, or a comparable database if serving survivors of domestic violence.**
- **Provide all required reporting including generating HUD ESG Consolidated Annual Performance, Evaluation Report (CAPER), and Annual Performance Report (APR)**
- **Street Outreach Contractors shall track their performance**

Fees:

Description	UOM	Unit Price
Daytime/Nighttime street outreach shall work with those experiencing unsheltered homelessness to provide basic needs and referrals to emergency shelters. Services include case management, housing navigation, diversion, transportation, connection to emergency shelter, and access to mainstream benefits. All services shall be offered using person-centered, trauma-informed care that is rooted in Housing First and harm reduction principles. Street Outreach Contractors shall work with those experiencing unsheltered homelessness, meaning the household is living in a place not meant for human habitation.	Per Diem	\$1,521.74
	Per Diem Holiday	\$2,282.61
Total Contract Amount:		\$420,000.00

HEALTH

6006497-A2 100% Grant Funding – AMEND 2 – To Provide an Increase of Funds for Final Invoices related to Fiduciary Services to Assist With Fiscal Management and Administrative Support. – Contractor: Southeastern Michigan Health Association – Location: 3011 West Grand Boulevard, Suite 200, Detroit, MI 48202 – Previous Contract Period: October 1, 2024 through November 30, 2025 – Amended Contract Period: October 1, 2024 through November 30, 2025 – Contract Increase Amount: \$600,000.00 – Total Contract Amount: \$3,600,000.00.

Funding

Account String: **2104-21177-251111-612110**
Fund Account Name: **Health Grants Fund**
Appropriation Name: **Title X Family Planning 9/2024**
Funds Available: **\$187,256 as of October 24, 2025**

Tax Clearances Expiration Date: **8-29-26**

Political Contributions and Expenditures Statement:

Signed: **10-6-25** Contributions: **1 to CM in 2025**

Consolidated Affidavits

Date signed: **10-6-25**

☒ Covenant of Equal Opportunity
☒ Hiring Policy Compliance;
Employment Application Complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record
Disclosure

Bid Information:

None. This is an amendment to an existing agreement to provide an Increase of Funds for Final Invoices related to Fiduciary Services to Assist With Fiscal Management and Administrative Support.

Contract Details:

Vendor: **Southeastern Michigan Health Association**
Amount: **+\$600,000; Total \$3,600,000**

End Date: **November 30, 2025**

Services-remains the same:

Personnel Administration

- **Provide Program Staff for non-foundation grant funded programs will be hired and employed by the City of Detroit. Program staff for foundation-funded programs may be hired and employed by the Vendor to align with foundational grant requirements. Program staff hired by the Contractor have no independent decision-making authority over program services.**
- **All Program Managers and Directors will be hired and employed by the City of Detroit**

Fiscal Management Services

- **Establish and manage a segregated cost center for each program under this Agreement that is designated solely for that program and any subsequent amendments. The Vendor will disburse funds from each cost center only in furtherance of the Program and in accordance with the approved budget.**
- **Process and pay for all purchases as directed by the DHD.**
- **Develop and issue individual service agreements with a scope of service, budget, and terms, as directed by the Program Manager to meet the goals of the program.**
- **Provide information and consultation to individual service agreements vendors regarding contractual obligation included in the individual service agreements contracts, and direct individual service agreements contractors to the Program Manager for questions related to Program requirements.**
- **Issuance of personal service agreement payments, relevant forms, statements, and withholdings, based on an agreed upon budget and timeline, and preparation of other documentation required for reimbursement of these expenses by the Program**

Contract Discussion continues on the next page

HEALTH-continued

6006497-A2 100% Grant Funding – AMEND 2 – To Provide an Increase of Funds for Final Invoices related to Fiduciary Services to Assist With Fiscal Management and Administrative Support. – Contractor: Southeastern Michigan Health Association – Location: 3011 West Grand Boulevard, Suite 200, Detroit, MI 48202 – Previous Contract Period: October 1, 2024 through November 30, 2025 – Amended Contract Period: October 1, 2024 through November 30, 2025 – Contract Increase Amount: \$600,000.00 – Total Contract Amount: \$3,600,000.00

Services-remains the same-cont.:

- **Prepare monthly Financial Status Reports (FSRs) that provide details and a summary of expenditures and revenues for the month, for the Program. The FSRs must be prepared by the Contractor and submitted to the DHD Finance Manager and Program Manager by the 10th day of the following month. If errors need to be fixed or adjustments need to be made, the Program Manager will submit those to the Contractor by the 15th day of the month for fix and resubmission by the Vendor to the DHD Finance Manager and Program Manager by the 20th day of the month.**

Program Services

- **Under the direction of the Program Manager and on behalf of the City of Detroit Health Department, the Vendor will provide services as outlined above to the Programs outlined below to protect and improve the health of Detroiters and residents of SE Michigan and their communities. The Programs may include, but are not limited to:**
- **Local Health Department (Comprehensive) Agreement allocations for funding administered by the Michigan Department of Health & Human Services (MDHHS), which includes, but is not limited to, the following sub-programs:**
 - **Children’s Special Health Care Services: Specialty services to children with special needs and their families**
 - **Environmental Health: Environmental health and food safety inspections, enforcement, education, and surveillance services across Detroit.**
 - **Vision & Hearing: Vision and hearing screenings, education, and connection to services and equipment to children in Detroit, ages 3-18 years old**
 - **Immunizations including vaccine education, surveillance, and outreach across Detroit.**
 - **Lead prevention and intervention including testing, education, surveillance, remediation, and outreach.**
 - **Maternal Child Health: Maternal child health services such as infant safe sleep education, fatherhood initiatives, nutrition education, developmental screenings, oral health support, family planning, infant mortality reduction activities, infant mortality review, education and outreach, community health worker training, community support and education.**
 - **Public Health Emergency Preparedness activities.**
 - **Women, Infants, and Children (WIC) Program, including breastfeeding, education, lactations support, nutrition education, and provision of food supports, connection to other services.**
 - **HIV/AIDS and STI education, outreach, testing, and prevention services.**
- **Vendor will Apply for philanthropic grants on behalf of the department. The Vendor may be requested to serve as fiduciary for grants which, in the opinion of the DHD Director & Health Officer or designee, improve the public’s health. All grant agreements where the Vendor acts as fiduciary for DHD shall be added as exhibits to this contract.**
- **The Vendor will not apply for any grant on behalf of the Department without written authorization to proceed from the Health Officer or his/her designee. The Vendor will also be required to work with the appropriate program manager as identified by DHD Health Officer or his/her designee.**

Fees-remains the same:

The Vendor will charge a fee for service of six percent (6%) of the expended funds for all services provided by the Vendor under this agreement, conditioned upon the submission of a properly submitted Financial Status Reports (FSRs).

Contract Discussion continues on the next page

HEALTH-continued

6006497-A2 100% Grant Funding – AMEND 2 – To Provide an Increase of Funds for Final Invoices related to Fiduciary Services to Assist With Fiscal Management and Administrative Support. – Contractor: Southeastern Michigan Health Association – Location: 3011 West Grand Boulevard, Suite 200, Detroit, MI 48202 – Previous Contract Period: October 1, 2024 through November 30, 2025 – Amended Contract Period: October 1, 2024 through November 30, 2025 – Contract Increase Amount: \$600,000.00 – Total Contract Amount: \$3,600,000.00

Additional Information:

- **6006497 was initially approved at Formal Session September 10, 2024 to provide Fiduciary Services to Administer Essential Public Health Programs for Residents for \$3,000,000 through November 30, 2025.**

DoIT

6005384-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time Only for Installation of Fiber Cable between Detroit Public Safety Headquarters and the Lyndon Data Center. – Contractor: Five Star Energy Services, LLC – Location: W 2287055 Enterprise Drive, Big Bend, WI 53103 – Previous Contract Period: October 3, 2023 through December 31, 2025 – Amended Contract Period: October 3, 2023 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,582,366.80.

Funding:

Account String: 3923-22002-617900-860220
Fund Account Name: **American Rescue Plan Act Fund- ARPA**
Appropriation Name: **ARPA - City Services & Infrastructure**
Available Funds: **\$3,442,814 as of October 24, 2025**

Tax Clearances Expiration Date: **6-17-26**

Political Contributions and Expenditures Statement:

Signed: **5-30-25** Contributions: **None**

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Revenue Replacement (EC6).

Bid Information

None. This is an amendment to an existing agreement for additional time to complete the project.

Contract Details:

Vendor: **Five Star Energy Services, LLC**
Amount: **\$1,582,366.80**

End Date: **adds 3 months through March 31, 2026**

Services-remains the same:

- **Provide Alternate Route between the Data Centers that will increase the City's ability to perform critical business functions and provide more resilient communications between the Data Centers.**
- **The new Indoor Fiber and Outdoor Fiber installed related to this agreement must not cross any fiber on the Primary Route.**
- **The Vendor will provide all materials, including the Outdoor Fiber and all labor necessary to install 128 strands of Outdoor Fiber in the Alternate Route identified in table 2 and described in Alternate Route narrative.**

Process for Change Orders:

- **The Vendor will provide a description of the Additional Services and a quote for the costs to remove the Obstruction. The quote will identify labor hours required to remove the Obstruction and the material necessary to remove the Obstruction.**
- **The City will decide whether or not to approve the Vendor's costs to repair or remove the Obstruction.**
- **If the City determines to engage the Vendor to perform the Additional Services to remove the Obstruction, then the City will create a Change Order that will include a description of the Additional Services and the costs listed in the Vendor's quote and deliver said Change Order to the Vendor.**
- **The Change Order must include a description of all of the following, as applicable: Obstruction in Indoor Fiber Path, Obstructions in Outdoor Fiber Path, Additional fiber terminations, Additional fiber splicing, Additional locations requested to be connected to the Alternate Route or Primary Route An Alternate Route Change.**

Contract Discussion continued on next page.

DoIT-continued.

6005384-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time Only for Installation of Fiber Cable between Detroit Public Safety Headquarters and the Lyndon Data Center. – Contractor: Five Star Energy Services, LLC – Location: W 2287055 Enterprise Drive, Big Bend, WI 53103 – Previous Contract Period: October 3, 2023 through December 31, 2025 – Amended Contract Period: October 3, 2023 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,582,366.80.

Services- remains the same -cont.:

- The City is not bound by this Vendor to engage the Vendor to remove or repair the Obstruction. If no Change Order is delivered to the Vendor from the City, the Vendor will not be responsible for removing the Obstruction.
- If the costs of the Additional Services required to remove the Obstruction exceed the total amount of the agreement, the agreement must be amended.
- If the Obstruction cannot be removed or repaired, and if an alteration to the Route is not feasible for any reason, the City may decide to halt the Services and terminate the Contract.
- If the agreement is terminated for this reason, the Vendor will invoice the City for all Services performed up to the time this agreement is terminated. The Vendor will guarantee the following minimum requirements are followed for Outside Fiber:
 - All terminations using LC Connections.
 - Fiber splices must be better than 26 dB ORL.
 - Connection loss shall be 0.75 dB or less.
 - Optical return loss shall be 26 dB or less.
 - Outdoor Fiber will be transitioned to Indoor Fiber no more than fifty (50) feet with DPSH and the Lyndon Data Center.
- The Vendor will provide all materials, including the Indoor Fiber and all labor necessary to install 128 strands of Indoor Fiber in the Indoor Paths identified in table 2 (DPSH) and table 3 (Lyndon Data Center).

Fees-remains the same:

The initial costs of the installation of 128 strands of Indoor Fiber and Outdoor Fiber between the Lyndon Data Center and DPSH : \$1,318,639.00)

Initial Cost Breakdown:

- Material Cost: \$122,418.00
- Labor Cost: \$1,084,097.00
- Splice Labor: \$104,444.00
- Splice Material: \$7,680.00
- Total Cost: \$1,318,639.00

Other Cost:

- Cost For Outdoor Fiber Splice Point 24 strains: \$3,436.00
- Cost For Outdoor Fiber Splice Point 48 strains: \$4,276.00
- Cost For Outdoor Fiber Splice Point 96 strains: \$ 5,860.00
- Cost For Outdoor Fiber Splice Point 144 strains: \$6,980.00
- Fiber Termination Cost: \$35.00 Per Burn
- Labor and Material 24 placement: \$15.85 per feet
- Splicing BBF 8 \$0.74 per ft
- All Breakdown Cost \$21,236.00
- Failed Rodding Cost \$7.25 per ft

Contract Discussion continued on next page.

DoIT-continued.

6005384-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time Only for Installation of Fiber Cable between Detroit Public Safety Headquarters and the Lyndon Data Center. – Contractor: Five Star Energy Services, LLC – Location: W 2287055 Enterprise Drive, Big Bend, WI 53103 – Previous Contract Period: October 3, 2023 through December 31, 2025 – Amended Contract Period: October 3, 2023 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,582,366.80.

Additional Information:

6005384 was initially approved at Formal Session October 3, 2023, to provide Install Fiber Cable between DPSHQ & Lyndon Data Center for \$1,582,366.80 through December 31, 2025.

HOUSING AND REVITALIZATION

6005146-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Tax Foreclosure Prevention Canvassing Services. – Contractor: Detroit Peoples Community – Location: 15354 Piedmont, Detroit, MI 48223 – Previous Contract Period: July 18, 2023 through December 31, 2025 – Amended Contract Period: July 18, 2023 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$331,400.00.

Funding

Account String: **3923-22012-350030-617900-851204**
Fund Account Name: **American Rescue Plan Act- ARPA**
Appropriation Name: **ARPA - Intergenerational Poverty 3**
Funds Available: **\$553,860 as of October 24, 2025**

Tax Clearances Expiration Date: **5-14-26**

Political Contributions and Expenditures Statement:

Signed: **5-15-25** Contributions: **1 to CM in 2024**

Consolidated Affidavits

Date signed: **5-15-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Negative Economic Impacts (EC2).

Bid Information

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Detroit People's Community**

Amount: **\$331,400.00**

End Date: **adds 6 months through June 30, 2026**

Services-remains the same:

- **In partnership with the City of Detroit, vendor will provide services related to tax foreclosure prevention assistance programs and resources through canvassing, door to door outreach and location-based events.**
- **Vendor to provide canvassing services to Detroit neighborhoods and provide resources or direct service.**
- **Vendor will provide a trusted messenger to deliver tax foreclosure prevention program resources successfully, including areas where bilingual canvassing will be necessary. Properties facing foreclosure are non-consecutive, nor geographically bound and will include targeted addresses – which results in the need for transportation for canvassers based upon possible distance between addresses.**
- **The target population will shift frequently throughout the year to meet the needs of residents throughout**
- **the foreclosure timeline. Various target populations may cause the properties to be further geographically spread. This project does not include canvassing every door on a block/ neighborhood.**
- **The City will assign addresses and canvassing priorities to the vendor. Different target populations may require a different survey or onsite appointment scheduling systems for community partners to be utilized, which will be provided by the City of Detroit. Organization leadership will be responsible for ensuring that canvassers are using the correct survey or onsite appointment scheduling systems for the canvassing population.**
- **Properties at risk of foreclosure- The target population may include properties that are at-risk of foreclosure. This list will be refined and updated frequently to remove properties that are no longer at-risk of foreclosure, as they are redeemed. The at-risk population will decrease over time, and the geographic distance between doors to canvass will become greater. This will impact the number of doors that can be canvassed per hour, and transportation related costs.**

Contract Discussion continued on next page.

HOUSING AND REVITALIZATION-continued

6005146-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Tax Foreclosure Prevention Canvassing Services. – Contractor: Detroit Peoples Community – Location: 15354 Piedmont, Detroit, MI 48223 – Previous Contract Period: July 18, 2023 through December 31, 2025 – Amended Contract Period: July 18, 2023 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$331,400.00.

Services-remains the same-cont.:

- **Foreclosed properties-** the target population will include residential properties that have been foreclosed. The goal of this outreach is to connect residents with the Make it Home Program.
- **This target population is smaller than the at-risk population and will be refined as properties are redeemed or opted in to Make it Home. This is a small population and will decrease over time and requires the use of a separate survey. The geographic distance between doors to canvass will become greater. This will impact on the number of doors that can be canvassed per hour, and transportation related costs.**
- **Properties in forfeiture – After foreclosed properties have been canvassed, the target population will shift to properties that have one or more years being collected by the County. This will be the largest target population and may require the use of an alternate survey.**
- **Properties that qualify for HOPE-** Properties that have not yet submitted a HOPE Property Tax Exemption application may be canvassed to inform Detroit residents of application deadlines. This target population is geographically spread throughout the city and may require the use of an alternate survey. This will impact on the number of doors that can be canvassed per hour, and transportation related costs.
- **Other special targeted outreach regarding property tax foreclosure prevention may occur. These populations may be geographically spread and require the use of alternate surveys.**
- **Targeted canvassing population address lists will be provided by the City of Detroit.**
- **The vendor will be expected to Complete Canvassing, consisting of a minimum of 5,000 to a maximum of 60,000 doors by December 31, 2024. Numbers and dates are subject to change based on need and total number of properties at risk of foreclosure.**
- **Vendor will be equipped with data enabled technology and will be expected to collect data information via a GIS based application, managed by the City of Detroit. This will track each door canvassed, answered, occupancy status, resident response survey, scheduling, etc.**
- **Vendor will be required to provide ongoing training to canvassing staff regarding survey updates, and training.**
- **Vendor will be required to continuously monitor data quality, improving contact rates and quality of survey data.**
- **Vendor will be required to take on at least 15% of the population through a combination of target populations.**
- **Vendor will be required to attend mandatory trainings on property tax foreclosure assistance programs and resources and attend monthly progress update meetings with the City of Detroit.**
- **Vendor will be required to provide ongoing staff training at the request of the City of Detroit.**
- **Canvassing will be the driving force to collect data to directly connect residents to community partners for property tax foreclosure relief and increase the below Canvassing metrics and other program outcomes.**

Contract Discussion continued on next page.

HOUSING AND REVITALIZATION-continued

6005146-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time Only for Tax Foreclosure Prevention Canvassing Services. – Contractor: Detroit Peoples Community – Location: 15354 Piedmont, Detroit, MI 48223 – Previous Contract Period: July 18, 2023 through December 31, 2025 – Amended Contract Period: July 18, 2023 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$331,400.00.

Fees-remains the same:

The following chart outlines the costs for this project:

Description of Work	# of Units	Unit of Measure	Rate per Unit	Scheduled Value
	25000	per house	\$ 3.50	\$ 87,500.00
	27000	per house	\$ 3.70	\$ 99,900.00
	20000	per house	\$ 3.50	\$ 70,000.00
	20000	per house	\$ 3.70	\$ 74,000.00
				\$ -
Total Task 1	92000		\$ 14.40	\$ 331,400.00
TOTAL CONTRACT AMOUNT				\$ 331,400.00

Additional Information:

- 6005146 was initially approved at Formal Session on July 18, 2023, to provide Tax Foreclosure Prevention Canvassing Services for \$331,400 through June 30, 2025.
- 6005146-A1 was approved at Formal Session on June 17, 2025, to provide Tax Foreclosure Prevention Canvassing Services for \$331,400 through December 31, 2025.

6006306-A3	100% ARPA Funding – AMEND 3 – To Provide an Extension of Time to Remove and Replace Generator for Lyndon Data Center. – Contractor: Motor City Electric Co – Location: 9440 Grinnell Street, Detroit, MI 48213 – Previous Contract Period: July 23, 2024 through December 31, 2025 – Amended Contract Period: July 23, 2024 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$814,022.00.
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- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment App. complies;
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

DoIT-continued

6006306-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time to Remove and Replace Generator for Lyndon Data Center. – Contractor: Motor City Electric Co – Location: 9440 Grinnell Street, Detroit, MI 48213 – Previous Contract Period: July 23, 2024 through December 31, 2025 – Amended Contract Period: July 23, 2024 through March 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$814,022.00.

Services – remains the same -continued:

- Provide maintenance manuals and training for proper use.
- Install and training is estimated to be completed by January 2025. The Caterpillar PowerLynx ATS system will remain a part of the Lyndon Data Center power infrastructure for the next 5 to 10 years.

Fees- remains the same:

Contractor	Motor City Electric Co.
Design and Preconstruction	\$ 10,080.00
Permit Services	\$ 647.00
Construction	\$ 400,833.00
Procurement (Generator Cost)	\$ 328,460.00
Installation	Included
Total	\$ 740,020.00
Contingency	\$ 74,002.00
Grand Total	\$ 814,022.00

INSIDE WAGE RATES AND FUND CONTRIBUTIONS

Journeyman Inside Wireman Rate per Hour	\$ 49.57
Insurance Fund per Hour Worked	\$ 9.00
*Pension Fund per Hour Worked	\$ 12.00
SUB Fund per Hour Worked	\$ 0.10
Annuity Fund per Hour Worked	\$ 4.50
N.E.B.F (3%)	\$ 1.49
Training Trust Fund per Hour Worked	\$ 0.65
Local Labor Management Cooperation Committee Fund Per Hour Worked	\$ 0.20
National Labor Management Cooperation Committee Fund Per Hour Worked	\$ 0.01
CAF (Contract Administrative Fund) (.6%)	\$ 0.30

TOTAL PACKAGE \$ 77.82

FOREMAN Wage Rate per Hour, \$2.50 above JIW (3 employees or less)	\$ 52.07
FOREMAN Wage Rate per Hour, 10% above JIW (4 employees or more)	\$ 54.53
LETTER FOREMAN Wage Rate per Hour, 15% above JIW	\$ 57.01

APPRENTICE RATES	1 st Period-45%	\$ 22.31
	2 nd Period-50%	\$ 24.79
	3 rd Period-55%	\$ 27.26
	4 th Period-60%	\$ 29.74
	5 th Period-65%	\$ 32.22
	6 th Period-75%	\$ 37.18

Additional Information:

- 6006306 was initially approved at Formal Session July 23, 2024, to provide Generator for Lyndon Data Center for \$814,022 through June 30, 2025.
- 6006302-A2 was approved during recess and reported at Formal Session September 2, 2025, to provide Generator for Lyndon Data Center for \$814,022 through December 31, 2025.

DoIT

6005784-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time for Generators at 11 Radio Tower Sites. – Contractor: Motor City Electric Technologies – Location: 9440 Grinnell, Detroit MI 48213 – Previous Contract Period: February 6, 2024 through December 31, 2025 – Amended Contract Period: February 6, 2024 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,427,745.00.

Funding:

Account String: **3923-22002-310110-617900-860220**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - City Services & Infrastructure**
Available Funds: **\$3,442,814 as of October 24, 2025**

Tax Clearances Expiration Date: **8-28-26**

Political Contributions and Expenditures Statement:

Signed: **5-29-25** Contributions: **None**

Consolidated Affidavits

Date signed: **5-29-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application Complies;
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

ARPA Allowable Use Letter:

The proposed project is deemed an allowable use within the Coronavirus State & Local Fiscal Recovery Funds (SLFRF) ARPA Expenditure Category of EC 6 Revenue Replacement: to City Services and infrastructure.

Bid Information:

None. This is an amendment to an existing agreement for additional time for Generators at 11 Radio Tower Sites.

Contract Details:

Vendor: **Motor City Electric Technologies**

Amount: **\$1,427,745.00**

End Date: **adds 6 months through June 30, 2026.**

Background Information:

The City of Detroit Department of Innovation and Technology (DoIT) is replacing generators at the City's ten (10) radio towers and installing one (1) new secondary generator at the City's Lydon Data Center at 13331 Lyndon Street, Detroit, MI 48227. The project will increase the City's ability to continue to provide power to each of these facilities in the event of loss of connectivity to the main power grid.

Services-remains the same:

The Vendor will provide a Kohler KG80 Generator and an Aasco ATS Auto Transfer Switch at the ten (10) Radio Towers. The Vendor will:

- **connect the existing tap box at each of the ten (10) Radio Tower Sites.**
- **remove the old Generator from the City's ten (10) Radio Tower Sites.**
- **provide a detailed test plan will be provided to the City for each of the City's ten (10) Tower Sites.**
- **provide training for five (5) people on the proper use of the generators installed at the City's ten (10) radio towers.**
- **provide a Caterpillar C15-GCABR Generator at the City's Lydon Data Center.**
- **complete the installation of the new generator at the City's Lydon Data Center.**
- **remove the old Generator from the City's Lydon Data Center.**
- **provide training for five (5) people on the proper use of the generators installed at Lydon Data Center.**
- **provide a detailed test plan that will be provided to the City for the generator being installed at the Lydon Data Center.**

Contract Discussion continues on the next page.

DoIT-continued

6005784-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time for Generators at 11 Radio Tower Sites. – Contractor: Motor City Electric Technologies – Location: 9440 Grinnell, Detroit MI 48213 – Previous Contract Period: February 6, 2024 through December 31, 2025 – Amended Contract Period: February 6, 2024 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,427,745.00.

Fees-remains the same:

Replacement of ten (10) generators

<u>Location</u>	<u>Generator Cost</u>	<u>Labor</u>	<u>Ethernet Monitoring</u>	<u>Removal of old generator</u>	<u>Total Cost</u>
Trinity, 21400 Grandriver Detroit, MI 48219	\$39,520	\$45,490	\$2,700	\$3,300	\$91,010
Denby, 12850 Kelly Rd Detroit, MI 48224	\$39,815	\$45,540	\$2,700	\$3,300	\$91,355
Penobscot, 645 Griswold Detroit, MI, 48226	\$36,740	\$108,500	\$3,800	\$5,700	\$154,740
West Side 9999 Iris St Detroit, MI 48227	\$39,650	\$45,515	\$2,700	\$3,300	\$91,165
Warren/Lawton 2775 W. Warren Ave Detroit, MI 48203	\$39,720	\$45,525	\$2,700	\$3,300	\$91,245
Palmer Tower 900 Merrill Plaisance St Detroit, MI 48203	\$40,200	\$45,610	\$2,700	\$3,300	\$91,810
Belle Isle Tower End Pleasure Dr. Detroit, MI 48209	\$39,775	\$45,535	\$2,700	\$3,300	\$91,310
Kenemy Tower 2260 Fort St. Detroit, MI 48217	\$39,815	\$45,545	\$2,700	\$3,300	\$91,360
Livernois 2111 Livernois Rd, Detroit, MI 48209	\$39,775	\$45,535	\$2,700	\$3,300	\$91,310
Jayne Field 4128 Luce, Detroit, MI 48212	\$39,675	\$45,525	\$2,700	\$3,300	\$91,200

Contract Discussion continues on the next page.

DoIT-continued

6005784-A2 100% ARPA Funding – AMEND 2 – To Provide an Extension of Time for Generators at 11 Radio Tower Sites. – Contractor: Motor City Electric Technologies – Location: 9440 Grinnell, Detroit MI 48213 – Previous Contract Period: February 6, 2024 through December 31, 2025 – Amended Contract Period: February 6, 2024 through June 30, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,427,745.00.

New Installation

<u>Location</u>	<u>Generator Cost</u>	<u>Labor</u>	<u>Fencing Cost</u>	<u>Labor for Fencing Installation</u>	<u>Ethernet Monitoring</u>	<u>Total Cost</u>
Lydon Data Center 13331 Lyndon Street Detroit, MI 48227	\$150,045	\$154,770	\$10,530	\$3,400	\$2,700	\$321,445

The fees include a 10% contingency in the amount of \$129,795.00.

The total cost of the replacement generators, the new installation, and the contingency = 1,427,745.00.

Additional Information:

- 6005784 was initially approved at Formal Session February 6, 2024, to Replace Add and Generators at 11 Radio Tower sites for \$1,427,745 through June 30, 2025.
- 6005784-A1 was approved June 24, 2025, to Replace Add and Generators at 11 Radio Tower sites for \$1,427,745 through December 31, 2025.

HOUSING & REVITALIZATION

6006379-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time, an Increase of Funds and Amend Contract Terms and Conditions for a Street Medicine Team for Individuals Experiencing Unsheltered Homelessness. – Contractor: Community Health and Social Services Center, Inc. dba CHASS – Location: 5365 West Fort Street, Detroit, MI 48209 – Previous Contract Period: August 13, 2024 through December 31, 2025 – Amended Contract Period: August 13, 2024 through March 31, 2026 – Contract Increase Amount: \$20,000.00 – Total Contract Amount: \$580,868.37.

Funding

Account String-: **3923-22014-251111-617900-850210**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - Public Safety**
Encumbered Funds: **\$2,086,399 as of October 24, 2025**

Tax Clearances Expiration Date: **6-17-26**

Political Contributions and Expenditures Statement:

Signed: **6-6-25** Contributions: **None**

Consolidated Affidavits

Date signed: **6-6-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
- Employment Application Complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record Disclosure

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Public Health (EC1).

Bid Information:

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Community Health and Social Services Center, Inc. dba CHASS**

Amount: **\$+20,000; Total \$580,868.37** End Date: **adds 3 months through March 31, 2026**

Services-remains the same:

Operate a “Street Medicine” team to conduct outreach in the community at sites where persons experiencing unsheltered homelessness live and at emergency shelters.

The Street Medicine Team will :

- **Develop and operate a standard schedule for Street Medicine services in the community including regular stops at shelters. engage with individuals experiencing homelessness, offer on-site primary care services, make referrals to ongoing/follow-up care, including primary care services; behavioral health services, including medications to treat opioid use disorder; and social services (e.g., housing services, hygiene supplies, clothing, financial assistance).**
- **Provide follow-up to referrals from Quick Response Team (QRT), street outreach, behavioral health, and co-response team.**
- **Participate in the Detroit Continuum of Care Street Outreach workgroups and regular participation in discussions with City Staff to track progress, successes, and challenges of the team.**
- **Street medicine team will be composed of an NSO peer housing specialist, a CHASS community health worker and a CHASS physician or family nurse practitioner.**
- **The scope of medical services includes wound care, primary care, HIV/hepatitis C management, medications for opioid use disorder and alcohol use disorder, reproductive healthcare, and STI/STD testing and treatment.**
- **The CHASS CHW will assist with connecting clients to food access and financial support programs.**
- **Street outreach team will operate out of a mobile van, which will offer private space for patient care if desired. Urgent QRT referrals services will be provided at CHASS clinic sites at 8600 Woodward and 3426 Mack Ave to offer clinic-based primary care services for street medicine patients.**
- **The Co-response Street-Medicine ARPA program will require collaboration with City departments such as Housing and Revitalization, the Detroit Police Department, Street outreach services, Emergency shelters, General Services, as well as DWIHN.**

Contract Discussion continues onto the next page.

HOUSING & REVITALIZATION-continued

6006379-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time, an Increase of Funds and Amend Contract Terms and Conditions for a Street Medicine Team for Individuals Experiencing Unsheltered Homelessness. – Contractor: Community Health and Social Services Center, Inc. dba CHASS – Location: 5365 West Fort Street, Detroit, MI 48209 – Previous Contract Period: August 13, 2024 through December 31, 2025 – Amended Contract Period: August 13, 2024 through March 31, 2026 – Contract Increase Amount: \$20,000.00 – Total Contract Amount: \$580,868.37.

Services – remains the same-continued:

- HRD will maintain oversight to ensure the community-based organizations perform in accordance with the terms, conditions, and specifications on their contract.

Fees-at time of approval:

CHASS Community Health Worker	\$40,414.40
CMA	\$20,207.20
CHASS Program Coordinator	\$24,960
Family Physician	\$79,173.12
Family Nurse Practitioner	\$26,312
Fringe & Tax Benefits	\$67,714.04
Patient Transportation	\$12,500
Pharmaceutical Supplies	\$22,000
Wound Care Supplies	\$10,000
Medical Equipment	\$20,000
Quality of Life Expenses for Patients	\$27,500
Program Supplies (3 Laptops, Hot Spot, 2 Storage Cabinets)	\$8,580
Additional Office are for CHW (Tele Med Room at Mack)	\$3,720
Sub-Contractor Personnel, Fringe Benefits, Vehicle, Equipment, IT, etc)	\$197,787.61
TOTAL	\$560,868.37

Amendment 3 Fees:

Program Name:	MHCR Street Medicine	
Total Award	\$580,868.37	
	Original Budget	Amendment
Expenses	Original	
Personnel Cost		
Salary	\$191,066.72	\$15,000.00
Fringe Benefits	\$67,714.04	\$5,000.00
Program Operation		
Patient Transportation	\$12,500.00	
Pharmaceutical Supplies	\$22,000.00	
Wound Care Supplies	\$10,000.00	
Medical Equipment	\$20,000.00	
Program Supplies	\$8,580.00	
Additional Office Space	\$3,720.00	
Client Level Assistance		
Quality of Life Items for Patients	\$27,500.00	
Indirect Costs		
Subcontractor Fees	\$197,787.61	
Contract Subtotals	\$560,868.37	\$20,000.00
Total Contract Amount		\$580,868.37

Contract Discussion continues onto the next page.

HOUSING & REVITALIZATION-continued

6006379-A3 100% ARPA Funding – AMEND 3 – To Provide an Extension of Time, an Increase of Funds and Amend Contract Terms and Conditions for a Street Medicine Team for Individuals Experiencing Unsheltered Homelessness. – Contractor: Community Health and Social Services Center, Inc. dba CHASS – Location: 5365 West Fort Street, Detroit, MI 48209 – Previous Contract Period: August 13, 2024 through December 31, 2025 – Amended Contract Period: August 13, 2024 through March 31, 2026 – Contract Increase Amount: \$20,000.00 – Total Contract Amount: \$580,868.37.

Additional Information:

- **6006379 was initially approved at Formal Session July 16, 2024, to provide Street Medicine Team for Unsheltered Homelessness for \$562,868.37 through June 30, 2025.**
- **6006379-A2 was approved during recess from July 30, 2025 – September 1, 2025, and reported at the September 2, 2025, Formal Session to provide extension of Time Only for a Street Medicine Team for Individuals experiencing unsheltered homelessness for \$562,868.37 through December 31, 2025.**

HOUSING AND REVITALIZATION

6004032-A4 100% ARPA/City Funding – AMEND 2 – To Provide an Extension of Time and an Increase of Funds for Housing Resource Website. – Contractor: Exygy, Inc. – Location: 548 Market Street, #59930, San Francisco, CA 94104 – Previous Contract Period: November 26, 2021 through December 31, 2025 – Amended Contract Period: November 26, 2021 through January 31, 2026 – Contract Increase Amount: \$191,598.75 – Total Contract Amount: \$2,453,998.75.

Funding

Account String: **3923-22011-361111-617900**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - Intergenerational Poverty 2**
Funds Available: **\$246,647 as of October 24, 2025**

Tax Clearances Expiration Date: **10-24-26**

Political Contributions and Expenditures Statement:

Signed: **9-20-25** Contributions: **None**

Consolidated Affidavits

Date signed: **9-20-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment Application Complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Services to Disproportionately Impacted Communities(EC3).

Background:

HRD initiated the development of a portal that assists low-income Detroit residents identify affordable housing opportunities and to understand the eligibility requirements of and process of applying for affordable housing.

HRD worked with the Office of Contracting & Procurement in late 2021 to issue an RFP for the development and implementation of the portal, Detroit Home Connect. The City received one response to the RFP, from Exygy, Inc., a firm with extensive experience developing affordable housing portals.

A contract was awarded in November 2021 in the amount of \$1,100,000.00. The City amended the contract in April 2023 to add \$714,300.00 to adjust for product decisions informed by user research and testing and to extend the time for portal maintenance through December 2024.

HRD has considered options for maintaining the portal using allocated ARPA funds and ultimately transitioning it to a new funding source following the ARPA period. This consideration resulted in the determination that the best combination of service continuity, product improvement, and cost effectiveness was achieved by pursuing a contract amendment that:

Bid Information:

None. This is an amendment to an existing agreement. Additional funding and time are needed to allow for completion of services through a new procurement request. The Increase amount is based on current fee schedule.

Contract Details:

Vendor: **Exygy, Inc.** Amount: **+\$191,598.75, Total \$2,453,998.75**
End Date: **adds 1 year through January 31, 2026**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6004032-A4 100% ARPA/City Funding – AMEND 2 – To Provide an Extension of Time and an Increase of Funds for Housing Resource Website. – Contractor: Exygy, Inc. – Location: 548 Market Street, #59930, San Francisco, CA 94104 – Previous Contract Period: November 26, 2021 through December 31, 2025 – Amended Contract Period: November 26, 2021 through January 31, 2026 – Contract Increase Amount: \$191,598.75 – Total Contract Amount: \$2,453,998.75.

Services-remains the same :

- Provide Web hosting, web security, platform migration, and engineering/maintenance support for the City’s affordable housing website to provide residents an in real-time search tool for up-to-date information on quality affordable housing on a secure platform.
- Services include Hosting, Migration Support, System Maintenance, Engineering Support and Product Development Assistance, ongoing Technical Assistance, and Complimentary Services using Mapbox License, SMS Services from Twilio and email services from SendGrid.
- The Vendor will continue to host, maintain, and make improvements to the Website to connect residents to information on available affordable housing in the City and educate them about their eligibility for regulated affordable housing. Residents will be able to view affordable housing availability, search for housing that meets their household needs, get notifications about upcoming affordable housing opportunities, and better understand their eligibility for income-restricted affordable housing.
- The Website must be easily accessible to residents and other users via a simple website address (homeconnect.detroitmi.gov) and will provide a clean, contemporary layout that makes navigation easy and consistent with the experience benchmarks set by commercial real estate listing services.
- The Website will have a resident, or “public” facing, component and a private component that is accessible only to affordable housing property managers, property owners, and the City for purposes of entering and updating property data. 3.
- The Website must be optimized for desktop, smartphone, and tablet access.
- The Vendor will maintain a website roadmap document (“Roadmap”) that will serve as a plan of action for how the Website will evolve over time and will outline future Website functionality and improvements; write specifications for Website feature updates, bug fixes, and other issues for efficient engineering work; and project manage the software development process for fixes and improvements.
- The Vendor will plan and conduct quality assurance and will test all Website fixes.
- Additional Website management service requirements.

Fees-remains the same:

1. Website Hosting & Maintenance:	\$29,100/month
2. Website Consulting & Development:	\$25,900/month
3. Accessibility Auditing: Not more than a one-time total fee of	\$15,000
4. Supplementary Services: Not more than a total amount of	\$17,300

- The fees above may be reduced in the event that the Website is not functional due to failures of the Vendor’s equipment, personnel, or third-party contracts resulting in hosting disruptions or unresolved Critical Errors beyond the 24-hour resolution period.
- If hosting disruptions or Critical Errors are not resolved after 24 hours of being reported to the Vendor, the fees owed to the Vendor will be reduced by \$1,000.00 plus an additional \$1,000.00 at each subsequent 24-hour increment until service is restored.
- If hosting disruptions or Critical Errors are due to third-party outages outside of the Vendor’s control, the Vendor will provide and implement a mitigation strategy in lieu of fee reduction.

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6004032-A4 100% ARPA/City Funding – AMEND 2 – To Provide an Extension of Time and an Increase of Funds for Housing Resource Website. – Contractor: Exygy, Inc. – Location: 548 Market Street, #59930, San Francisco, CA 94104 – Previous Contract Period: November 26, 2021 through December 31, 2025 – Amended Contract Period: November 26, 2021 through January 31, 2026 – Contract Increase Amount: \$191,598.75 – Total Contract Amount: \$2,453,998.75.

Additional Information:

6004032 was initially approved at Formal Session on November 23, 2021, to provide Housing Resource Website for \$1,100,000.00 through November 22, 2024.

6004032-A1 was approved at Formal Session on January 17, 2023, to provide Housing Resource Website for \$1,814,300 through December 31, 2024.

6004032-A2 was approved at Formal Session on October 8, 2024, to provide Housing Resource Website for \$2,262,400 through December 31, 2025.

DoIT

6007389 100% City Funding – To Provide a Hybrid (onsite/offsite) Mailroom Solution. – Contractor:
Wolverine Solutions Group – Location: 1601 Clay, Detroit, MI 48211 – Contract Period: Upon
City Council Approval for a Period of Three (3) Years – Total Contract Amount: \$1,738,578.00.

Funding

Account String: **1000-29310-310090-617900**

Fund Account Name: **General Fund**

Appropriation Name: **Efficient and Innovative Operations Support - DoIT**

Funds Available: **\$12,083,459 as of October 24, 2025**

Tax Clearances Expiration Date: **10-24-26**

Political Contributions and Expenditures Statement:

Signed: **2-6-25** Contributions: **1 to CM in 2025**

Consolidated Affidavits

Date signed: **2-6-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;

Employment Application Complies

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record
Disclosure

Bid Information:

RFP opened June 25, 2025 and closed July 3, 2025. 715 Invited Suppliers. 3 Bids Received.

Bids were evaluated based upon Product Capabilities, and Features [30 points]; Staff Qualifications and Leadership Team [20 points]; Cost of Proposal [15 points]; DBB Certification of Prime [15 points]; DBB Certification of Subcontractor [20 points]. Total Maximum points is 100.

All Bids:

Excela Enterprise [32.50 points]

Wolverine Solutions [80 points]

Minola Blake Services [Disqualified; did not submit a full detailed proposal]

Contract Details:

Vendor: **Wolverine Solutions Group**

Bid: Highest Ranked [80 points]

Amount: **\$1,738,578**

End Date: 3 years from Council Approval

Services:

- **The Vendor will provide the City with hybrid (onsite/offsite) mailroom Services**
- **The onsite Services will utilize existing City of Detroit mailroom equipment. Onsite staffing will be supplied by the Vendor.**
- **The offsite Services will utilize the Vendor's equipment and facility to process the City of Detroit's outbound mail. The goal is to initiate a phased approach over the next 3-years to migrate from the hybrid Services to the Vendor's digital intake managed mail services, resulting in 100% utilization of Vendor resources by the end of the migration process.**
- **The Vendor must be certified by the U.S. Postal Service (USPS) to prepare its own bar coding and complies with all USPS Standard.**
- **Outsourced Services: To migrate the City's onsite outbound mailroom Services to outsourced managed mail Services, where the Vendor will provide outbound print mail services to include the following Services:**
- **Print and Mail Management Services (print documents from file, and mail)**
 - **Physical and email intake**
 - **Printing of documents**
 - **Fold and insert Services**
 - **Mail metering Services**
 - **Address cleansing/nation change of address (NCOA) Services**
 - **Return mail management**
 - **Postal presort/bulk mailing Services**

Contract Discussion continues on the next page

DoIT-continued.

6007389 100% City Funding – To Provide a Hybrid (onsite/offsite) Mailroom Solution. – Contractor: Wolverine Solutions Group – Location: 1601 Clay, Detroit, MI 48211 – Contract Period: Upon City Council Approval for a Period of Three (3) Years – Total Contract Amount: \$1,738,578.00.

Services- continued.:

- **Courrier Services**
 - **48-hour turnaround for print request**
 - **The Vendor will arrange for daily mail pickups of outbound mail from a City of Detroit facility via a courier service. The mail will be delivered to a production facility for processing. The scope of the hybrid Services must include a combination of the services listed below**
- Hybrid Services until 100% implementation of outsourced mail management services**
- **Up to two pick-ups per day**
 - **Last pick up between 3:00 pm - 4:00 pm**
 - **Onsite Mailroom Service with onsite staffing recommendation is to include two (2) personnel onsite, one of which is the Service Delivery Manager to support the overall delivery of services to include: production support, staff management, postage management, and detailed reporting.**
 - **Print and Mail Management Services**
- **The City of Detroit has five mailroom facilities. The City's main mailroom is located in the Coleman A. Young Municipal Center (CAYMC) at 2 Woodward Ave., Detroit, MI 48226. This is the location where the courier service picks up the mail. The mailroom is located in the basement of this location in room LL22 and is assessable via the loading dock.**

Fees:

Onsite Staffing		Staffing Cost Monthly
Mailroom Service Delivery Manager	\$	6,250.00
Customer Service Associate/Mailroom Clerk	\$	5,500.00

* The City reserves the right to select a combination of staff as outlined above as required without penalty to the City of Detroit.

Mail Services		
Media	Core Services	Unit Price
8.5 x 11	Fold Only Each Piece 8.5 x 11	\$ 0.150
8.5 x 11	Insert Only Each Piece 8.5 x 11	\$ 0.300
8.5 x 11	Fold & Insert Based On 1,000 Pieces	\$ 0.160
Flats	Inserting Based On 1,000 Pieces	\$ 0.125
8.5 x 11	Postage Cost/ Presort Services	\$ 1.480
Postcards 6 x 9	Postage Cost/ Presort Services	\$ 0.671
First Class Letter	Postage Cost/ Presort Services	\$ 0.067
Courier Service	Daily Pick Up One Location	\$ 50.000
Supplies	Purchase of # 10 Envelope Double Window - Per Envelope	\$ 0.0288
Supplies	Purchase of # 10 Envelopes Without Window - Per Envelope	\$ 0.0260
Supplies	Purchase of # 9 Envelope Double Window - Per Envelope	\$ 0.0275
Supplies	Purchase of # 9 Envelopes Without Window - Per Envelope	\$ 0.0250
Supplies	Cost To Add Return Address With Logo to Envelopes - Per Envelope	\$ 0.0750
Apply Postage Minus Postage Cost If Applicable	International Mail Processing Per Piece	\$ 0.300
Apply Postage Minus Postage Cost If Applicable	Metering Mail Processing Per Piece	\$ 0.065
Apply Postage Minus Postage Cost If Applicable	Certified Mail Processing Per Piece	\$ 2.750
Mail Management	Address Cleansing/Nation Change of Address (NCOA) Services	\$ 0.015
Mail Management	Return Mail Management Service	\$ 0.300
Mail Management	Software Solution - Digital Mailroom Service (Monthly Hosting)	\$ 750.000

Printing Services		
Media – 20lb	Core Services – Emailed File, Word or PDF	Unit Price
8.5 x 11	Mono Printing First Image	\$ 0.090
8.5 x 11	Mono Printing Second Image	\$ 0.075
8.5 x 11	Color Printing First Image	\$ 0.180
8.5 x 11	Color Printing Second Image	\$ 0.140
8.5 x 11	Mono Print Base on 1,000 Images	\$ 0.055
8.5 x 11	Color Print Based on 1,000 Images	\$ 0.120

Additional Contractor Services/Recommendations - Associated Fees/Cost		
Media	Core Services	Unit Price
Packaging Material	9X12 Envelope	\$ 0.20
Packaging Material	Cartons	\$ 3.00
Account Management	Monthly	\$ 1,500.00
Service Minimum (excluding staffing fees, software solution & postage)	Year 1	\$ 5,000.00
	Year 2	\$ 8,000.00
	Year 3	\$ 12,000.00

HOUSING AND REVITALIZATION

6007538 100% City Funding – To Provide Drop In Emergency Shelter Beds at 626 E. Grand Boulevard. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson Street, Detroit, MI 48201 – Contract Period: Upon City Council Approval through June 30, 2026 – Total Contract Amount: \$270,000.00.

Funding

Account String: **1000-26361-360136-617900**
Fund Account Name: **General Fund**
Appropriation Name: **Efficient and Innovative Operations Support - DoIT**
Funds Available: **\$3,597,735 as of October 24, 2025**

Consolidated Affidavits

Date signed: **7-25-25**
☒ Covenant of Equal Opportunity
☒ Hiring Policy Compliance;
Employment Application Complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record Disclosure

Tax Clearances Expiration Date: **7-15-26**

Political Contributions and Expenditures Statement:

Signed: **7-25-25** Contributions: **1 to CM in 2025**

Bid Information:

RFP opened June 25, 2025, and closed July 21, 2025. 61 Invited Suppliers. 3 Bids Received.

Bids were evaluated based upon Organizational & Financial Capacity [15 points]; Proposal Approach [25 points]; Budget and Pricing [5 points]; Forms and Affidavits [4 points]; Past Performance [10 points]; Forms and Documentation [6 points]; DBB Certification of Prime [15 points]; DBB Certification of Subcontractor [20 points]. Total Maximum points is 100.

All Bids:

Detroit Rescue Mission [65 points]

Motor City Mitten Mission [57 points]

Transition By Harvest Retreat [24 points]

Contract Details:

Vendor: **Detroit Rescue Mission Ministries** Bid: **Highest Ranked [65 points]**
Amount: **\$270,000** End Date: **June 30, 2026**

Services:

- **The Vendor will provide emergency Shelters services beginning November 1, or as soon as Detroit City Council approval is received and end no earlier than March 31st.**
- **Services include overnight lodging that meets basic needs and case management services to residents.**
- **The emergency shelters maintain a strong focus on assisting residents in moving to permanent housing as quickly as possible.**
- **Shelters will adhere to low-barrier approach and offer immediate access to anyone facing a housing crisis.**
- **The shelters must meet minimum standards of habitability and be current with City required building inspections.**
- **The shelters must provide safe and secure sleeping areas, shower and restroom facilities, provide 3 meals a day, laundry service will be onsite or offered to overnight residents, community space for meals and case management.**
- **The Vendor will track their performance in the following measures:**
- **95% Shelter Utilization**
- **Percentage of exits to a permanent housing destination:**
 - **Family Shelters: 75% exit to a permanent housing destination**
 - **Single Adult Shelters: 38% exit to a permanent housing destination**
 - **Youth (ages 18-24) shelters: 81% exit to a permanent housing destination**
- **Percentage of leavers who exit within 90 days or less and Average length of Time enrolled in services for leavers.**
- **Performance measure baseline to be determined**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-*continued*

6007538 100% City Funding – To Provide Drop In Emergency Shelter Beds at 626 E. Grand Boulevard. – Contractor: Detroit Rescue Mission Ministries – Location: 150 Stimson Street, Detroit, MI 48201 – Contract Period: Upon City Council Approval through June 30, 2026 – Total Contract Amount: \$270,000.00.

Fees:

Emergency Shelter Description	UOM	Unit Price
Emergency Shelter: 27-room facility spread over two-floors and with a basement. Exterior front and rear entryway and exits, along with restrooms (8 total)/showers (2 community) are all barrier free and ADA compliant. A passenger elevator provides entry at grade level and access to basement and both floors. Accessible surfaces are slip resistant to minimize hazards to people with disabilities.	Per Day/Bed	\$38.00
Shelter Location: 626 East Grand Blvd. Detroit, MI 48207		
Number of Beds: 50		
Congregate or Non-Congregate: Non-Congregate		
If congregate how many households per room: N/A		
Population Served: - Families with or without minor children - Single Women		
Total Contract Amount:	\$270,000.00	

TRANSPORTATION

6007528 100% City Funding – To Provide R134a Freon (Refrigerant) for Revenue Vehicles for Daily Use. –
Contractor: Hudson Technologies Company – Location: PO Box 952152, Dallas, TX 75395 –
Contract Period: Upon City Council Approval through October 15, 2027 – Total Contract Amount:
\$76,740.00.

Funding

Account String: **5301-27200-200290-621600**
Fund Account Name: **Transportation Operation**
Appropriation Name: **Rider Services**
Funds Available: **\$48,832,211 as of October 24, 2025**

Tax Clearances Expiration Date: **9-26-26**
Political Contributions and Expenditures Statement:
Signed: **10-14-25** Contributions: **none**

Consolidated Affidavits

Date signed: **10-14-25**
☒ Covenant of Equal Opportunity
☒ Hiring Policy Compliance;
Employment Application Complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record
Disclosure

Bid Information:

RFQ opened September 3, 2025, and closed September 27, 2025. 160 Invited Suppliers. 2 Bids Received.

Bids were evaluated based upon price only.

All Bids:

Hudson Technologies Company [\$76,740 per year]
Catina Willis Realty LLC [\$88,128 per year]

Contract Details:

Vendor: **Hudson Technologies Company** Bid: **Lowest Bid [\$76,740 per year]**
Amount: **\$76,740** End Date: **October 15, 2027**

Services/Fees:

- **Provide R134a Freon (Refrigerant) for Revenue Vehicles for Daily Use.**
- **Freon, R134a 125lbs Cylinder: \$1,098.75 EA**
- **Cylinder Deposit: \$500 EA**

CONSTRUCTION AND DEMOLITION

6006412-A2 100% City Funding – AMEND 2 – To Add Locations to Contract: JET Community Center and Oakman Police Center for Elevator Maintenance and Repair Service. – Contractor: Otis Elevator Company – Location: 25365 Interchange Court, Farmington Hills, MI 48335 – Contract Period: July 30, 2024 through July 31, 2027 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,565,469.92.

Funding:

Account String: **1000-29160-160070-622200**
Fund Account Name: **General Fund**
Appropriation Name: **CDD Shared Services**
Available Funds: **\$3,951,047 as of October 24, 2025**

Tax Clearances Expiration Date: **7-8-26**

Political Contributions and Expenditures Statement:

Signed: **7-2-25** Contributions: **None**

Consolidated Affidavits:

Date signed: **7-2-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Employment App. complies;
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Bid Information:

None. This is an amendment to an existing agreement to add locations JET Community Center and Oakman Police Center for Elevator Maintenance and Repair Service.

Contract Details:

Vendor: **Otis Elevator Company**
Amount: **\$1,415,469.92.**

End Date: **July 31, 2027**

Services-remains the same:

- **Provide Elevator services for City facilities throughout the City of Detroit.**
- **Vendor must regularly inspect and perform scheduled and preventive maintenance on Elevator systems, including equipment and controls.**
- **Maintenance includes adjusting, cleaning, lubricating, furnishing lubricants, repairing or replacement of machines, motors, signal systems, hatchway, rails, guides, guide shoes, traveling cables, ropes, collapsible gates, all door components, and any inspections required by local, state, or federal regulation.**
- **Vendor must schedule and perform the following safety and environmental test:**
 - **No Load Test: Monthly**
 - **Safety Device/ Governor Test: Annually**
 - **Full Load/Full Speed Test: Annually**
 - **Recalibrate and Seal Governor: Annually**
 - **Elevator Car Balance: Annually**
- **The Vendor is responsible for the work of any sub- contractor who performs or executes any aspect of these Services.**
- **Vendor must provide all necessary equipment and materials to execute these Services safely, efficiently, and effectively.**
- **Vendor must use new factory parts and components free of defects. The Vendor must use parts and components that conform to Original Equipment Manufacturer (OEM) specifications.**

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-continued.

6006412-A2 100% City Funding – AMEND 2 – To Add Locations to Contract: JET Community Center and Oakman Police Center for Elevator Maintenance and Repair Service. – Contractor: Otis Elevator Company – Location: 25365 Interchange Court, Farmington Hills, MI 48335 – Contract Period: July 30, 2024 through July 31, 2027 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,565,469.92.

Services- remains the same-continued.:

- Vendor may use public streets and alleyways for the temporary parking of vehicles and equipment that are necessary to perform or execute these Services. However, the vendor must comply with all applicable federal, state, and local laws, regulations, authorities, and rules, and the vendor must ensure safe passage of pedestrian and vehicular traffic around the parked vehicles and/or staged equipment or materials.
- The Vendor is responsible for any errors, oversights, or deficiencies in the execution of these Services, and the vendor is not entitled to reimbursement for any additional cost(s) or fee(s) for the correction of any error, oversight, or deficiency.
- The vendor is responsible for any damage that results from the execution of these services.
- The vendor must repair or replace any damaged infrastructure, property, equipment, or materials at the Vendor's expense. The Vendor must repair any malfunctioning or non-functioning elevator system, improve any existing elevator system, and perform any other requested elevator services.

Fees-at time of approval:

Year 1

<u>Department</u>	<u>Facility</u>	<u>Type of Elevator</u>	<u>Inspection Maintenance & Testing Charge</u>	<u>No Load Test</u>	<u>Full Load Test</u>
Recreation	Coleman Young Recreation Center	Passenger	\$85.00	\$2,200.00	\$2,200.00
Recreation	Butzel Family Center	Passenger	\$85.00	\$2,200.00	\$2,200.00
Recreation	Patton Recreation Center	Passenger	\$85.00	\$2,200.00	\$2,200.00
Recreation	Northwest Activity Center	Passenger	\$85.00	\$2,200.00	\$2,200.00
Recreation	Joseph Walker Williams	Passenger	\$85.00	\$2,200.00	\$2,200.00
Police	Police 2 nd Precinct	Passenger	\$85.00	\$2,200.00	\$2,200.00
Police	Police Southwest District	Passenger	\$85.00	\$2,200.00	\$2,200.00
Police	Police Training Academy	Passenger	\$85.00	\$2,200.00	\$2,200.00
Police	Police Third Precinct	Freight	\$85.00	\$2,200.00	\$2,200.00
DPW	Street Maintenance	Passenger	\$85.00	\$2,200.00	\$2,200.00
DPW	Russell Ferry Service Yard	Passenger	\$85.00	\$2,200.00	\$2,200.00
DPW	Russell Ferry Service Yard	Traction Passenger	\$85.00	\$2,200.00	\$2,200.00
Elections	Elections Commission	Traction Passenger	\$85.00	\$2,200.00	\$2,200.00
Elections	Elections Commission	Traction Passenger	\$85.00	\$2,200.00	\$2,200.00
DDOT	Rosa Parks Transit Center	17 Person Passenger	\$85.00	\$2,200.00	\$2,200.00
DDOT	Rosa Parks Transit Center	Passenger Escalator	\$85.00	\$2,200.00	\$2,200.00
DDOT	1301 E. Warren	16 Passenger	\$85.00	\$2,200.00	\$2,200.00
DDOT	DDOT Receiving – 5025 Russell	Freight elevator max load 45,000	\$85.00	\$2,200.00	\$2,200.00
Municipal Parking	Ford Underground – 30 Jefferson	15 Passenger	\$85.00	\$2,200.00	\$2,200.00
Municipal Parking	Eastern Market Parking Garage	16 Passenger	\$85.00	\$2,200.00	\$2,200.00
Municipal Parking	1600 W. Lafayette MPD Administration	Freight 20 Passenger	\$85.00	\$2,200.00	\$2,200.00

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-continued.

6006412-A2 100% City Funding – AMEND 2 – To Add Locations to Contract: JET Community Center and Oakman Police Center for Elevator Maintenance and Repair Service. – Contractor: Otis Elevator Company – Location: 25365 Interchange Court, Farmington Hills, MI 48335 – Contract Period: July 30, 2024 through July 31, 2027 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,565,469.92.

Fees-at time of approval-continued:

Year 2

<u>Department</u>	<u>Facility</u>	<u>Type of Elevator</u>	<u>Inspection Maintenance & Testing Charge</u>	<u>No Load Test</u>	<u>Full Load Test</u>
Recreation	Coleman Young Recreation Center	Passenger	\$87.55	\$2,266.00	\$2,266.00
Recreation	Butzel Family Center	Passenger	\$87.55	\$2,266.00	\$2,266.00
Recreation	Patton Recreation Center	Passenger	\$87.55	\$2,266.00	\$2,266.00
Recreation	Northwest Activity Center	Passenger	\$87.55	\$2,266.00	\$2,266.00
Recreation	Joseph Walker Williams	Passenger	\$87.55	\$2,266.00	\$2,266.00
Police	Police 2 nd Precinct	Passenger	\$87.55	\$2,266.00	\$2,266.00
Police	Police Southwest District	Passenger	\$87.55	\$2,266.00	\$2,266.00
Police	Police Training Academy	Passenger	\$87.55	\$2,266.00	\$2,266.00
Police	Police Third Precinct	Freight	\$87.55	\$2,266.00	\$2,266.00
DPW	Street Maintenance	Passenger	\$87.55	\$2,266.00	\$2,266.00
DPW	Russell Ferry Service Yard	Passenger	\$87.55	\$2,266.00	\$2,266.00
DPW	Russell Ferry Service Yard	Traction Passenger	\$87.55	\$2,266.00	\$2,266.00
Elections	Elections Commission	Traction Passenger	\$87.55	\$2,266.00	\$2,266.00
Elections	Elections Commission	Traction Passenger	\$87.55	\$2,266.00	\$2,266.00
DDOT	Rosa Parks Transit Center	17 Person Passenger	\$87.55	\$2,266.00	\$2,266.00
DDOT	Rosa Parks Transit Center	Passenger Escalator	\$87.55	\$2,266.00	\$2,266.00
DDOT	1301 E. Warren	16 Passenger	\$87.55	\$2,266.00	\$2,266.00
DDOT	DDOT Receiving – 5025 Russell	Freight elevator max load 45,000	\$87.55	\$2,266.00	\$2,266.00
Municipal Parking	Ford Underground – 30 Jefferson	15 Passenger	\$87.55	\$2,266.00	\$2,266.00
Municipal Parking	Eastern Market Parking Garage	16 Passenger	\$87.55	\$2,266.00	\$2,266.00
Municipal Parking	1600 W. Lafayette MPD Administration	Freight 20 Passenger	\$87.55	\$2,266.00	\$2,266.00

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-continued.

6006412-A2 100% City Funding – AMEND 2 – To Add Locations to Contract: JET Community Center and Oakman Police Center for Elevator Maintenance and Repair Service. – Contractor: Otis Elevator Company – Location: 25365 Interchange Court, Farmington Hills, MI 48335 – Contract Period: July 30, 2024 through July 31, 2027 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,565,469.92.

Fees-at time of approval-continued:

Year 3

<u>Department</u>	<u>Facility</u>	<u>Type of Elevator</u>	<u>Inspection Maintenance & Testing Charge</u>	<u>No Load Test</u>	<u>Full Load Test</u>
Recreation	Coleman Young Recreation Center	Passenger	\$90.18	\$2,333.98	\$2,333.98
Recreation	Butzel Family Center	Passenger	\$90.18	\$2,333.98	\$2,333.98
Recreation	Patton Recreation Center	Passenger	\$90.18	\$2,333.98	\$2,333.98
Recreation	Northwest Activity Center	Passenger	\$90.18	\$2,333.98	\$2,333.98
Recreation	Joseph Walker Williams	Passenger	\$90.18	\$2,333.98	\$2,333.98
Police	Police 2 nd Precinct	Passenger	\$90.18	\$2,333.98	\$2,333.98
Police	Police Southwest District	Passenger	\$90.18	\$2,333.98	\$2,333.98
Police	Police Training Academy	Passenger	\$90.18	\$2,333.98	\$2,333.98
Police	Police Third Precinct	Freight	\$90.18	\$2,333.98	\$2,333.98
DPW	Street Maintenance	Passenger	\$90.18	\$2,333.98	\$2,333.98
DPW	Russell Ferry Service Yard	Passenger	\$90.18	\$2,333.98	\$2,333.98
DPW	Russell Ferry Service Yard	Traction Passenger	\$90.18	\$2,333.98	\$2,333.98
Elections	Elections Commission	Traction Passenger	\$90.18	\$2,333.98	\$2,333.98
Elections	Elections Commission	Traction Passenger	\$90.18	\$2,333.98	\$2,333.98
DDOT	Rosa Parks Transit Center	17 Person Passenger	\$90.18	\$2,333.98	\$2,333.98
DDOT	Rosa Parks Transit Center	Passenger Escalator	\$90.18	\$2,333.98	\$2,333.98
DDOT	1301 E. Warren	16 Passenger	\$90.18	\$2,333.98	\$2,333.98
DDOT	DDOT Receiving – 5025 Russell	Freight elevator max load 45,000	\$90.18	\$2,333.98	\$2,333.98
Municipal Parking	Ford Underground – 30 Jefferson	15 Passenger	\$90.18	\$2,333.98	\$2,333.98
Municipal Parking	Eastern Market Parking Garage	16 Passenger	\$90.18	\$2,333.98	\$2,333.98
Municipal Parking	1600 W. Lafayette MPD Administration	Freight 20 Passenger	\$90.18	\$2,333.98	\$2,333.98

Subcontracted service at a flat markup fee of 15%.

Flat markup fee on parts, supplies or equipment at 10%

Years 1 thru 3

<u>Title</u>	<u>Unit Type</u>	<u>Standard Business Hours</u>	<u>Over Time Hours</u>	<u>Emergency Rate Standard Business Hours</u>	<u>Emergency Rate Over Time Hours</u>
Mechanic	Hourly	\$275.00	\$412.50	\$275.00	\$412.50
Helper	Hourly	\$220.00	\$330.00	\$220.00	\$330.00
Repair Team	Hourly	\$550.00	\$825.00	\$550.00	\$825.00

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-continued.

6006412-A2 100% City Funding – AMEND 2 – To Add Locations to Contract: JET Community Center and Oakman Police Center for Elevator Maintenance and Repair Service. – Contractor: Otis Elevator Company – Location: 25365 Interchange Court, Farmington Hills, MI 48335 – Contract Period: July 30, 2024 through July 31, 2027 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$1,565,469.92.

Amendment 2 Fees:

James Tate Community Center	21511 W McNichols Rd, Detroit, MI	Passenger	\$90.18	\$2,333.98	\$2,333.98
Oakman Police Center	1180 Oakman	Passenger	\$87.55	\$2,266.00	\$2,266.00

Additional Information:

- **6006412 was initially approved at Formal Session July 30, 2024, to provide Elevator Maintenance and Repair Services for \$1,415,469.92 through 3 years from Council approval.**

HOUSING AND REVITALIZATION-waiver requested

6006216-A2 100% ARPA Funding – AMEND 2 – To Provide an Increase of Funds for Program Administration of a Neighborhood Opportunities Funds Programs. – Contractor: SP Grace, LLC – Location: 440 Burroughs, Suite 110, Detroit, MI 48202 – Contract Period: January 1, 2024 through December 31, 2025 – Contract Increase Amount: \$352,368.00 – Total Contract Amount: \$2,502,368.00.

Funding:

Account String: **3923-22005-361111-617900**

Fund Account Name: **American Rescue Plan Act-ARPA**

Appropriation Name: **ARPA - Neighborhood Investments 1**

Available Funds: **\$188,579 as of October 24, 2025**

Tax Clearances Expiration Date: **10-23-26**

Political Contributions and Expenditures Statement:

Signed: **3-5-25** Contributions: **None**

Consolidated Affidavits:

Date signed: **3-5-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;
Employment App. complies;

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record

ARPA Allowable Use:

The proposed project is deemed an allowable use within the State and Local Fiscal Recovery Funds (SLFRF) compliance and reporting guidance expenditure category for Negative Economic Impacts (EC 2).

Background:

Since 1976, the City of Detroit Neighborhood Opportunity Fund (NOF) has provided vital resources to local non-profits in the City of Detroit. This support has provided grants to nonprofits who aim to increase access to key community resources and who improve and enhance the overall quality of life of low-income residents. Through this fund, the City seeks to fuel creative ideas, spark neighborhood revitalization, strengthen the connections between small grass-root organizations and assist them in providing the much-needed programs and services that increase the health and well-being of their community.

As a result of the COVID-19 pandemic, non-profits, large and especially small grass-root organizations in Detroit experienced acute challenges and administrative and financial burdens, resulting in a net negative economic impact on the non-profit sector who provide community-based programming and services. While serving and providing essential services to the community during the height of the pandemic, nonprofits resources were stretched as they struggled under the impact of the pandemic.

To mitigate some of the economic impact of the pandemic, during the 2022-2023 program year, nonprofit, tax-exempt community organizations that wish to participate in the development and implementation of NOF ARPA projects as advisors and/or as operating agencies not acting as a fiduciary to an organization may apply for a one-time grant for a minimum of \$10,000 - \$20,000 for a proposed program. Organizations acting as a fiduciary to an organization may apply once for a minimum of \$10,000 - \$20,000 for each partnering organization. The NOF ARPA FY 2022-2023, NOFA allocation will award each council and two at-large districts under six (6) eligible activities as follows: Education, Health, Public Safety, Recreation, Seniors, and Mobility and Accessibility. All organizations that receive funding, hereafter, referred to as “Beneficiary” under the City’s ARPA program, are expected to address a community need and demonstrate a clear purpose to the address the negative economic impact of COVID-19 to their business. The purpose of the

NOF ARPA supplemental grant program Fund is to achieve the following:

- **Support non-profits who have or who are presumed to have experienced a negative economic impact because of COVID-19,**
- **Increase access to funding for non-profits typically1 excluded from federal funding streams or who have limited financial maturity,**
- **Build non-profit organization capacity to expand its reach in the community,**
- **Increase non-profit grant funding application literacy and fiscal capacity, and**
- **Sustain non-profit support to low-income residents across critical priority areas**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION *waiver requested -continued*

6006216-A2 100% ARPA Funding – AMEND 2 – To Provide an Increase of Funds for Program Administration of a Neighborhood Opportunities Funds Programs. – Contractor: SP Grace, LLC – Location: 440 Burroughs, Suite 110, Detroit, MI 48202 – Contract Period: January 1, 2024 through December 31, 2025 – Contract Increase Amount: \$352,368.00 – Total Contract Amount: \$2,502,368.00.

Bid Information:

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: SP Grace, LLC Amount: +\$352,368; Total \$2,502,368 End Date: December 31, 2025

Services remain the same:

Provide Program Administration services and make best efforts to disperse ARPA Neighborhood Opportunity Fund grants to beneficiary nonprofit organizations of the City of Detroit. The ARPA Neighborhood Opportunity Fund grant will be awarded in amounts from \$10,000 to \$20,000.

Fees -at the time of approval:

The maximum amount payable under this Agreement is Two Million Two Hundred Fifty Thousand and 00/100, (\$2,250,000.00) for the complete and proper performance of the Services rendered

Complete the following budget form for the requested public service activity:	Unit	Unit Cost	# of Units in 2024	Total 2024 Cost	# of Units in 2025	Total 2025 Cost	Total Project Cost
ADMINISTRATION EXPENSES (Not more than 10% of Allocation & no direct client contact)				\$ -		\$ -	\$ -
COO/Asst. Director (\$per hour x hrs/wk x # of weeks)	Per hour	\$125	110	\$ 13,750.00	80	\$ 10,000.00	\$ 23,750.00
Secretary (\$per hour x hrs/wk x # of weeks)							
Audit (\$per hour x hrs/wk x # of weeks)							
Employer Taxes (FICA) (7.65%)							
Fringe (health insurance, life insurance, etc.) (%)							
Zoom account							
PROGRAM EXPENSES							
Program Director (Project Manager)	Per hour	\$125	450	\$ 56,250.00	230	\$ 28,750.00	\$ 85,000.00
Program Assistant	Per hour	\$40	265	\$ 10,600.00	135	\$ 5,400.00	\$ 16,000.00
Counselor/Coaches							0
Maintenance/ Office, Van, Equipment							0
Insurance (Employer's Liab., Worker's Comp, Auto, Dishonesty Bond)				\$ 250.00		\$ 250.00	\$ 500.00
Equipment (copier/printer/desktop computer)				\$ 1,300.00		\$ -	\$ 1,300.00
Accounting Professional Services				\$ 1,250.00		\$ 1,250.00	\$ 2,500.00
Legal Professional Services				\$ 4,000.00		\$ 1,000.00	\$ 5,000.00
Phone answering service – dedicated project phone line				\$ 1,500.00		\$ 1,500.00	\$ 3,000.00
Office (lease – prorated at 15%)				\$ 300.00		\$ 300.00	\$ 600.00
Office Supplies (e.g., printer ink, paper)				\$ 1,500.00		\$ 500.00	\$ 2,000.00
Training Classroom Materials (e.g., flip charts, sticky notes, markers, worksheets, photo copies)				\$ 1,500.00		\$ 500.00	\$ 2,000.00
Digital Supplemental Training Workbooks (SP Grace)	Per training course	\$625.00	4	\$ 2,500.00	2	\$ 1,250.00	\$ 3,750.00
Animated and/or Whiteboard Instructional Videos (SP Grace)	Per video	\$2,500	4	\$ 10,000.00	2	\$ 5,000.00	\$ 15,000.00
Instructional Infographics (SP Grace)	Per infographic	\$1,250	10	\$ 12,500.00	5	\$ 6,250.00	\$ 18,750.00

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION *waiver requested -continued*

6006216-A2 100% ARPA Funding – AMEND 2 – To Provide an Increase of Funds for Program Administration of a Neighborhood Opportunities Funds Programs. – Contractor: SP Grace, LLC – Location: 440 Burroughs, Suite 110, Detroit, MI 48202 – Contract Period: January 1, 2024 through December 31, 2025 – Contract Increase Amount: \$352,368.00 – Total Contract Amount: \$2,502,368.00.

Fees -at the time of approval-continued:

Complete the following budget form for the requested public service activity:	Unit	Unit Cost	# of Units in 2024	Total 2024 Cost	# of Units in 2025	Total 2025 Cost	Total Project Cost
Instructional templates (SP Grace)	Per template	\$675	14	\$ 9,450.00	0	\$ -	\$ 9,450.00
Knowledge Burst Videos (SP Grace)	Per video	\$5,250	2	\$ 10,500.00	2	\$ 10,500.00	\$ 21,000.00
Grant application submission and review platform for launching, managing, and measuring entire program lifecycle				\$ 15,500.00		\$ 15,500.00	\$ 31,000.00
Platform customization & build out (SP Grace)		-		\$ 3,500.00		\$ -	\$ 3,500.00
Bookkeeping software/digital platform hosting and use				\$ 625.00		\$ 625.00	\$ 1,250.00
Large group training sessions (more than 25 participants)	Per training session	\$3,750.00	2	\$ 7,500.00	2	\$ 7,500.00	\$ 15,000.00
Small group training sessions (SP Grace)	Per training session	\$2,500.00	4	\$ 10,000.00	4	\$ 10,000.00	\$ 20,000.00
Group coaching sessions (SP Grace)	Per coaching session	\$2,500	2	\$ 5,000.00	2	\$ 5,000.00	\$ 10,000.00
Individual coaching sessions (SP Grace)	Per hour	\$250	75	\$ 19,000.00	75	\$ 18,750.00	\$ 37,500.00
Training facility rental fees (e.g., set up and cleaning fees, required catering, A/V needs, parking)				\$ 5,000.00		\$ 5,000.00	\$ 10,000.00
Refreshments/food/catering/snacks for training for attendees				\$ 1,450.00		\$ 1,250.00	\$ 2,500.00
Transportation/Mileage (for applicant/recipient site visits)				\$ 650.00		\$ 425.00	\$ 1,075.00
Website development, enhancement, and social media management				\$ 2,000.00		\$ 500.00	\$ 2,500.00
Reviewers/Application Evaluators	Per hour	\$35.00	75	\$ 2,625.00	25	\$ 875.00	\$ 3,500.00
Graphic design for NOF marketing materials (SP Grace)				\$ 1,000.00			\$ 1,000.00
Printing services (including specialty and high volume printing)				\$ 375.00		\$ 250.00	\$ 625.00
Miscellaneous (No more than \$500.00)				\$ 250.00		\$ 250.00	\$ 500.00
TOTAL:				\$ 211,625.00		\$ 138,375.00	\$ 350,500.00
Beneficiary Grants Payout	1 grant	\$20,000					\$ 1,900,000.00

Amendment 2 Fees:

	AMENDED EXHIBIT B-BUDGET	
	Original Budget	Amended No. 2 Budget
Program Expenses	\$350,000.00	\$700,000.00
Beneficiary Grants	\$1,600,000.00	\$1,750,000.00
Indirect Costs	\$0.00	\$52,368.00
Total	\$1,950,000.00	\$2,502,368.00

Additional Information:

6006216 was initially approved May 14, 2024, to provide Program Administration of a Neighborhood Opportunities Funds Program for \$1,950,000; through December 31, 2025.

6006216-A1 was approved October 29, 2024, to provide Program Administration of a Neighborhood Opportunities Funds Program for \$2,150,000; through December 31, 2025.

TRANSPORTATION

6007161 100% Grant Funding – To Provide a Complete Video and Camera System for the DDOT Bus Fleet (312 Buses). – Contractor: Luminator Technology Group Global, LLC – Location: 900 Klein Road, Plano, TX 75074 – Contract Period: Upon City Council Approval for a Period of Five (5) Years – Total Contract Amount: \$4,355,888.96.

Funding

Account String: **5303-20569-201111-644100**
Fund Account Name: **Transportation Grants Fund**
Appropriation Name: **MI-2018-014/ FY 2018 FTA SECTION 5307 FORMULA GRANT**
Funds Available: **\$1,053,157 as of October 24, 2025**

Tax Clearances Expiration Date: **9-26-26**

Political Contributions and Expenditures Statement:

Signed: **10-14-25** Contributions: **None**

Consolidated Affidavits

Date signed: **10-14-25**

☒ Covenant of Equal Opportunity
☒ Hiring Policy
Employment Application Complies
☒ Slavery Era Records Disclosure
☒ Prison Industry Records Disclosure
☒ Immigrant Detention System Record Disclosure

Bid Information:

RFP opened September 30, 2024, and closed November 25, 2024. 594 Invited Suppliers. 9 Bids Received.

Bids were evaluated based upon Technical Proposal Quality [25 points]; Experience and Past Performance [25 points]; Support and Maintenance Services [20 points]; Cost Proposal [20 points]; Project Management and Staffing plan [10 points]. Total Maximum points is 100.

This project went out for bid 3 times due to changes in scope, vendor protests, and changes in Detroit Department of Transportation (DDOT) Leadership. Multiple in person walkthroughs of the buses and terminals were conducted to ensure that bidders had adequate information to submit a proper proposal.

All Bids:

GateKeeper Systems USA, Inc.	[85.85 points]
Luminator Technology Group Inc.	[\$86.70 points]
Infinite Technologies	[0.00 points]
Nerds Xpress LLC.	[0.00 points]
IDIS	[40.93 points]
Safety Vision LLC	[72.53 points]
Seon Systems Sales Inc dba Smartfleet	[36.69 points]
Shaw Systems & Integration	[0.00 points]
Pro Vision	[27.52 points]

Contract Details:

Vendor: **Luminator Technology Group Inc.** Bid: **Highest Ranked [\$86.70 points]**

Amount: **\$4,355,888.96** End Date: **5 years from Approval**

Services

- **The agreement encompasses a complete camera system that includes all necessary hardware, software, warranty provisions, and maintenance hardware/software services for an initial term of five years.**
- **The primary goal of this initiative is to modernize and enhance security/safety of riders and those employed by the Department of Transportation (DDOT).**
- **This system will be installed onto over 292 buses.**

Contract Discussion continues on the next page

TRANSPORTATION-continued

6007161 100% Grant Funding – To Provide a Complete Video and Camera System for the DDOT Bus Fleet (312 Buses). – Contractor: Luminator Technology Group Global, LLC – Location: 900 Klein Road, Plano, TX 75074 – Contract Period: Upon City Council Approval for a Period of Five (5) Years – Total Contract Amount: \$4,355,888.96.

Services-continued:

- **The Vendor will install the Cameras on newly purchased buses during their build period if not already installed at the bus manufacturer.**
- **Minimum Coverage per Vehicle:**
 - **40-foot buses: 11 cameras minimum**
 - **60-foot buses: 14 cameras minimum**

Required Views:

- **Full interior coverage, including:**
 - **Driver's area (driver-facing and forward-facing)**
 - **Front entrance**
- **Mid-bus and rear door areas**
- **Rear of vehicle**
- **Exterior views:**
 - **All four sides of the vehicle (street side, curbside, front, rear)**
 - **360° and 180° coverage where necessary**
- **System Service Level and Support Services include:**
 - **Preventative Maintenance**
 - **Corrective Maintenance**
 - **Cloud Video Storage and Archiving**
 - **Data Security and Legal Compliance**
 - **Real-Time Remote Viewing and LTE uploads**
 - **Wi-Fi and Onboarding Networking**
 - **System Diagnostics and Alerts**
 - **Staff Training and Technical support**
 - **Post Delivery Inspections**
 - **System Integration and API Access**

Fees:

1	Camera Sets of buses (312 buses)	312	\$4,195.47	\$1,308,986.64
1.1	4K Cameras and Cables	312	\$802.79	\$250,470.48
2	Digital Video Recorder (312 buses)	312	\$6,075.07	\$1,895,421.84

Contract Discussion continues on the next page

TRANSPORTATION-continued

6007161 100% Grant Funding – To Provide a Complete Video and Camera System for the DDOT Bus Fleet (312 Buses). – Contractor: Luminator Technology Group Global, LLC – Location: 900 Klein Road, Plano, TX 75074 – Contract Period: Upon City Council Approval for a Period of Five (5) Years – Total Contract Amount: \$4,355,888.96.

Fees-continued:

3	Storage Solution (292 buses)	292	\$800.00	\$233,600.00
3.1	Health Single Vehicle License (292 buses?)	292	\$166.00	\$48,472.00
3.2	SmartClip Single Vehicle License (292 buses?)	292	\$400.00	\$116,800.00
3.3	Streaming Video Single Vehicle License (292 buses?)	292	\$234.00	\$68,328.00
3.4	Driver Analytics Capabilities ADAS and DMS Cameras Licenses	1	\$0.00	\$0.00
4	Back office Components	5	\$2,000.00	\$10,000.00
5	Full Fleet Installation through ADAS and DMS Cameras	292	\$1,370.00	\$400,040.00
6	Engineering / Technical Work and Project Management	1		-
7	Warranty – 5 years	1	\$200,000.00	\$200,000.00
8	Training	1	-	-
9	Delivery charge for Category "A" Items	1		\$50,000.00
10	Spares Included in base contract	20		

Contract Discussion continues on the next page

TRANSPORTATION-continued

6007161 100% Grant Funding – To Provide a Complete Video and Camera System for the DDOT Bus Fleet (312 Buses). – Contractor: Luminator Technology Group Global, LLC – Location: 900 Klein Road, Plano, TX 75074 – Contract Period: Upon City Council Approval for a Period of Five (5) Years – Total Contract Amount: \$4,355,888.96.

Fees-continued:

	Total (Add Nos. 1-11)			\$4,348,518.96
11	Additional complete set of onboard camera system			Included in line item 2
12	Additional system installations	1	\$1,370.00	\$1,370.00
13	Ad-Hoc Post Implementation Training	1	\$6,000.00	\$6,000
14	Basic Software Maintenance Year 4 included	0	\$13,720.00	\$0.00
15	Basic Software Maintenance Year 5 included	0	\$13,720.00	\$0.00
	Category C - Additional Maintenance Agreement - OPTIONAL			
16	Basic Hardware Maintenance Year 4 included	0	\$0.00	\$0.00
17	Basic Hardware Maintenance Year 5 included	0	\$0.00	\$0.00
18	Basic Hardware Maintenance Year 6	0	\$173,740.00	\$173,740.00
19	Basic Software Maintenance Year 6	0	\$46,720.00	\$46,720.00
5 Year Contract Total not Including Year 6				\$4,355,888.96

HOUSING AND REVITALIZATION

6006900 100% Grant Funding – To Provide a Public Investment Evaluation Software System. – Contractor: Definable Solutions, Inc. – Location: 43000 W. 9 Mile Road, Suite 301 #156, Novi, MI 48335 – Contract Period: Upon City Council Approval for a Period of Three (3) Years – Total Contract Amount: \$122,800.00.

Funding

Account String: **2001-21218-361111-617900**
Fund Account Name: **Sewage Bond Fund-Series 2001**
Appropriation Name: **CDBG Programmatic Operations**
Funds Available: **\$943,440 as of October 24, 2025**

Tax Clearances Expiration Date: **10-1-26**

Political Contributions and Expenditures Statement:

Signed: **9-23-25** Contributions: **none**

Consolidated Affidavits

Date signed: **9-23-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy

Employment Application Complies

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record Disclosure

Background:

- **Housing and Revitalization Department (HRD) worked with Office of Contracting and Procurement (OCP) to conduct an RFP process in 2021. The City received one bid, from Definable Solutions, Inc. dba Munetrix. (formerly known as Dynamo Metrics) in 2021.**
- **HRD worked closely with Munetrix to plan and build the City's instance of the software. Continuing with this firm would allow the City to continue to leverage this initial investment in building the product without having to incur this cost again. This contract is a 3-year agreement with pricing locked in.**
- **Neighborhood Intel is a planning, analytics and reporting software for governments and public-sector partners. It combines local property data with other publicly available data sets and a proprietary model for predicting impact of investments on surrounding communities.**
- **The City of Detroit built a local instance of Neighborhood Intel under a previous contract and is seeking to maintain access to the system for the next three years.**
- **Neighborhood Intel is used within HRD and collaborating departments to conduct local community condition research, report on public investments, and inform decisions about future investments.**
- **The vendor is a Sole Distributor of the software and only possible provider of the software.**

Contract Details:

Vendor: **Definable Solutions, Inc**

Bid: **Sole Provider**

Amount: **\$122,800**

End Date: **3 years from Approval**

Services

- **The objective of the System is to provide the City and its designated partners with the ability to use Data from the System to inform, evaluate, and direct City resources for positive economic and social impact.**
- **The System will integrate and transform Data into metrics, maps, and reports that will enable the City to: Evaluate performance, impact, and return on investment of action, Develop alternative scenarios to evaluate optimal action or costs of inaction, Provide stakeholders and City staff with current Data, visual information, and standardized reporting, Access, save, and interpret automatically updated Data prior to and after public investment, Estimate the impact of rehab and demolition on properties with the application of an academically rigorous econometric model that draws on multiple years of City Data.**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6006900 100% Grant Funding – To Provide a Public Investment Evaluation Software System. – Contractor: Definable Solutions, Inc. – Location: 43000 W. 9 Mile Road, Suite 301 #156, Novi, MI 48335 – Contract Period: Upon City Council Approval for a Period of Three (3) Years – Total Contract Amount: \$122,800.00

Services-continued:

- The Vendor will provide the System that will include the following: A digital interface to allow City staff to access, save, and interpret Data prior to and after public investment.
- A model or tool to measure the return on investment of demolition, rehabilitation, new construction, or other public investment on surrounding properties.
- The System must provide and maintain an academically rigorous model that measures and predicts the impact of property demolition, rehabilitation, new construction, or other public investment on residential and commercial property values by measuring a range of statistically significant dynamics within 500 feet of the intervention activity.
- This must provide the City with both estimated and predicted return on investment of demolition, rehabilitation, new construction, or other public investment activity on surrounding properties.
- The System must visualize multiple years of Data employed in the model to allow Users to identify and apply each specific metric in its planning and evaluation efforts.

Fees:

QUANTITY	ITEM	DESCRIPTION	UNIT PRICE	PRICE
1	Neighborhood Intel	9/1/2025 - 8/31/2028. Annually billed 3-year rate lock pricing.	\$36,000.00	\$108,000.00
1	Data Hosting & Set Up Fee	One-time fee for City of Detroit data hosting and set up	\$10,000.00	\$10,000.00
8	Municipal Professional Development	8 Hours of Sr. Development time. Deferred to 9/1/2025 - 8/31/2026 billing.	\$200.00	\$1,600.00
8	Municipal Professional Development	8 Hours of Sr. Development time. Deferred to 9/1/2026 - 8/31/2027 billing.	\$200.00	\$1,600.00
8	Municipal Professional Development	8 Hours of Sr. Development time. Deferred to 9/1/2027- 8/31/2028	\$200.00	\$1,600.00
Total Fees (3 Years)				\$122,800.00

Payment Schedule

Name	Due date	Amount
Invoice 1	Upon receipt	\$47,600.00
Invoice 2	August 31, 2026	\$37,600.00
Invoice 3	August 31, 2027	\$37,600.00

LAW

6005854-A3 100% City Funding – AMEND 3 – To Provide an Extension of Time Only for Probate Law Assistance. – Contractor: Melvin D. Jefferson, Jr. P.C. – Location: 615 Griswold Street, Suite 925, Detroit, MI 48226 – Previous Contract Period: June 15, 2023 through December 31, 2025 – Amended Contract Period: June 15, 2023 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$150,000.00.

Funding:

Account String: **1000-13969-472210-644124-358023**
Fund Account Name: **General Fund**
Appropriation Name: **Non Dept PLD Decommissioning Costs**
Funds Available: **awaiting update**

Tax Clearances Expiration Date: **1-21-26**

Political Contributions and Expenditures Statement:

Signed: **1-9-25** Contributions: **None**

Consolidated Affidavits:

Date signed: **1-9-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance;
Does not have employees. No App
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record
Disclosure

Bid Information

None, because this is an amendment to an existing contract.

Contract Details:

Vendor: **Melvin D. Jefferson, Jr. P.C** Amount: **Total \$150,000**
End Date: **Add 1 year; through December 31, 2026**

Services-remains the same:

- **Provide the Law Department with Probate Law Assistance in connection with the City obtaining clear titles to properties in connection with the City obtaining clear titles to properties needed in connection with Phase 2 of the Solar Project.**
- **Provide the Law Department with Probate Law Assistance in connection with the City obtaining clear titles to properties in connection with the City obtaining clear titles to properties needed in connection with the Detroit City Airport improvement project.**

Fees:

- **Attorney Melvin D. Jefferson's hourly rate: \$300 Per Hour.**

Additional Information:

6005854 was initially approved January 30, 2024, to provide the Law Department with Probate Law Assistance in connection with the City obtaining clear titles to properties in connection with the City obtaining clear titles to properties needed in connection with the Detroit City Airport improvement project for \$75,000; through December 31, 2024.

6005854-A1 was approved February 25, 2025, to provide an Extension of Time and Increase of Funds for Probate Law Assistance for Phase 2 of the Solar Project for \$150,000; through December 31, 2025.

LAW

6003765-A4 100% City Funding – AMEND 4 – To Provide an Extension of Time Only for Legal Services as needed for Acquisition and Title Clearance Issues associated with Real Estate involved in the Joe Louis Greenway Project. – Contractor: Lewis & Munday, PC – Location: 535 Griswold, Suite 2300, Detroit MI 48226 – Previous Contract Period: July 1, 2021 through December 31, 2025 – Amended Contract Period: July 1, 2021 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$300,000.00

Funding

Account String: **1000-26364-360072-617900**

Fund Account Name: **General Fund**

Appropriation Name: **Afford. Housing Development & Preservation**

Funds Available: **\$153,966 as of October 24, 2025**

Tax Clearances Expiration Date: **4-1-26**

Political Contributions and Expenditures Statement:

Signed: **10-14-25** Contributions: **8 to CM in 2025.**

Consolidated Affidavits

Date signed: **10-14-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;
Employment Application complies

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record
Disclosure

Bid Information

None, this is an amendment to an existing agreement for time only.

Contract Details:

Vendor: **Lewis & Munday, PC**

Amount: **+\$0.00; Total \$300,000**

End Date: **adds 1 year; through December 31, 2026**

Services/Fees-remains the same:

- The attorney will continue to provide legal services as needed for acquisition and title clearance issues associated with real estate involved in the Joe Louis Greenway Project.
- The amended scope of work covered under this amendment includes:
- The attorney will provide legal assistance to HRD inclosing, modifying, and amending federal pass-through loans under the City's Multifamily Affordable Housing Development Program. The program provides financing for the creation and reservation of affordable housing in the City.
- HRD will assign the Attorney various loans and major/minor loan modification to complete. The Attorney will Review, conduct calls/meetings, provide recommendations/legal support to HRD, draft/review loan/legal documents, send loan documents to borrower, participate in closing calls with legal counsel representing other parties in the Project, provide final closing binder to HRD, and review/research various legal issues pertaining to federal funding programs.
- Provide Conflicts Counsel Litigation Services for the City of Detroit with legal services in connection with the following case: Alston, Marcus, Antjuan Hardy and Antonio Hardy v. COD, et al., U.S. District Court Case No. 21-11944. Conflict Counsel Litigation Services are used to represent a public safety officer (or other City employee) who the City Law Department cannot represent due to potential of actual conflict of Interest.
- The amendment continues the original services as needed for acquisition and title clearances issues associated with real estate involved in the Joe Louis Greenway Project. The Attorney will provide transactional legal assistance to the City of Detroit- Housing & Revitalization Department (HRD) in closing, modifying & amending federal pass-through loans under the city's Multi-family Affordable Housing Development Program. The Program provides financing for the creation and preservation of affordable housing in Detroit. The attorney will draw on its own experience in working with public and private lending institutions, affordable housing programs, federal grant programs (HOME, CDBG, CDBG-CV, HUD Section 028, NSO, etc.) and tax credit programs (LIHTC, NMTC, HTC, etc.).

Contract Discussion continues on next page.

LAW-continued.

6003765-A4 100% City Funding – AMEND 4 – To Provide an Extension of Time Only for Legal Services as needed for Acquisition and Title Clearance Issues associated with Real Estate involved in the Joe Louis Greenway Project. – Contractor: Lewis & Munday, PC – Location: 535 Griswold, Suite 2300, Detroit MI 48226 – Previous Contract Period: July 1, 2021 through December 31, 2025 – Amended Contract Period: July 1, 2021 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$300,000.00

Services/Fees remains the same-continued:

Vendor Loan Closing responsibilities include:

1. Review HRD's term sheet, credit memo & closing checklist to understand the details & objectives of HRD- calls & meetings with HRD as necessary
2. If applicable- make recommendations to HRD management as to how best to structure Project(s) transactions to achieve HRD objectives while securing the City of Detroit against undo risk of loss.
3. Draft the necessary documents, close the loan, amendments, and modifications for projects.
4. Send HRD approved City Loan Documents to borrower for review. Review all comments & redlines received back from borrower. Discuss any comments / redlines with HRD and revise documents as necessary- may be repeated several times.
5. Participate in regular closing calls with legal counsel representing other parties to the Project(s), including borrowers, developers, lending institutions, foundations, and general contractors. Review incoming documents from borrower noted on the closing checklist for accuracy. Report any issues to HRD.
6. Provide all other legal support & assistance required by HRD to close / loan modification for the Project(s).
7. Compile all final, executed, recorded (if applicable) documents noted on the closing checklist into final closing binder in PDF format.
8. Provide HRD with final closing binder in PDF format as well as copies of all final City Loan Documents in Word format.

Each loan/loan amendment/ loan modification Project(s) will be compensated as a flat rate per project.

Other legal services include:

HRD may assign vendor (attorney) other miscellaneous tasks to complete whereby Vendor will be responsible for the following services as needed (each a miscellaneous task):

1. Review of HRD memos & comment on legal issues
2. Draft agreements & other legal documents, including discharges & affidavits
3. Draft loan letters & assist in various loan default/ cure related matters
4. Create and/or update City Loan Document templates & standardize language for use by HRD
5. Review, research & opinion on various legal issues that pertain to federal funding programs
6. Consult with HRF management on best practices.

The vendor will be compensated on an hourly rate for Miscellaneous Tasks.

Fees:

Attorney Hourly rate for Joe Louis Greenway Project Services: \$300 Per Hr.

HRD Loan Closing and related Services (total shall not exceed \$100,000 of the authorized \$300,000 total contract amount):

<u>Service</u>	<u>Rate:</u>
Project- New Loan	\$40,000 flat rate per Project (Maximum 140 Attorney Hours)
Project -Major Loan	\$12,500 flat rate per Project(Maximum 45 Attorney Hours)
Project- Minor Loan	\$7,500 flat rate per Project (Maximum 30 Attorney Hours)
Miscellaneous Task	\$300 Per Hr.

Contract Discussion continues on next page.

LAW-continued.

6003765-A4 100% City Funding – AMEND 4 – To Provide an Extension of Time Only for Legal Services as needed for Acquisition and Title Clearance Issues associated with Real Estate involved in the Joe Louis Greenway Project. – Contractor: Lewis & Munday, PC – Location: 535 Griswold, Suite 2300, Detroit MI 48226 – Previous Contract Period: July 1, 2021 through December 31, 2025 – Amended Contract Period: July 1, 2021 through December 31, 2026 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$300,000.00

Fees - continued:

Attorney Hourly rate for Conflicts Counsel Litigation Services: \$225 Per Hr.

Additional Information:

6003765 was initially approved October 19, 2021, for \$200,000 through July 1, 2024.

6003795-A1 was approved during recess the week of December 13, 2022, to extend the contract by 5 months, as well add \$100,000, making the total contract amount \$300,000.

6003795-A2 was approved January 14, 2025, to extend the contract term by 1 year through December 31, 2025. No additional funds were requested at this time.

6003795-A3 was approved June 10, 2025 to amend the scope of work for Legal Services as needed for Acquisitions and Title Clearances Issues associated with Real Estate involved in the Joe Louis Greenway Project.

LAW

6005617-A3 100% City Funding – AMEND 3 – To Provide an Extension of Time and an Increase of Funds for Real Estate Services and Relocation Assistance. – Contractor: Zausmer P.C. – Location: 32255 Northwestern Highway, Farmington Hills, MI 48334 – Previous Contract Period: January 2, 2024 through December 31, 2025 – Amended Contract Period: January 2, 2024 through June 30, 2026 – Contract Increase Amount: \$2,500,000.00 – Total Contract Amount: \$7,700,000.00.

Funding

Account String: **1001-05185-350890-613100**
Fund Account Name: **Risk Management Fund**
Appropriation Name: **Non Dept Risk Management**
Funds Available: **awaiting update**

Consolidated Affidavits

Date signed: **9-19-25**

- ☒ Covenant of Equal Opportunity
- ☒ Hiring Policy Compliance.
- Employment Application complies
- ☒ Slavery Era Records Disclosure
- ☒ Prison Industry Records Disclosure
- ☒ Immigrant Detention System Record

Tax Clearances Expiration Date: **10-15-26**

Political Contributions and Expenditures Statement:

Signed: **9-19-25** Contributions: **24 to the Mayor in 2025; 19 to CM in 2025**

Bid Information

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Zausmer P.C.**

End Date: **adds 6 months through June 30,2026**

Amount: **+\$2,500,000; Total \$7,700,000**

Services-remains the same:

- **The Vendor will manage all real estate issues, property acquisition, and relocation of occupants for the Solar Initiative in order to ensure that title to all necessary properties are acquired as needed.**
- **Provide legal advice and counsel on real estate and condemnation issues, including preparation of legal memoranda, contracts or other agreements as requested by the Mayor and necessary for the Project.**
- **Coordinate with other team members, including numerous weekly meetings with City representatives.**
- **Review and analyze all title work for all properties and identify and extinguish all encumbrances so that a solar array can be constructed and operated, Including but not necessarily limited to existing liens, easements, and building/use restrictions.**
- **Supervise and coordinate with real estate appraisers on their valuation of both properties to be acquired and encumbrances to be extinguished, including but not necessarily limited to extinguishing building/use restrictions.**
- **Coordinate with the team and supervise voluntary acquisitions of primary residences through a scheduled closing, including reviewing closing documents and curing any title defects necessary.**
- **Assist in the acquisition of all properties necessary for the project that are not voluntarily acquitted through eminent domain, including coordination with DBLA on property transfers, preparation and services of Good Faith Offers, filing of condemnation complaints and litigation of all challenges to the project or the just compensation offered.**
- **Supervise and coordinate with the relocation team In providing relocation assistance and advisory services to all occupants that will be moving because of the Project.**
- **Coordinate with Solar Developers and their counsel on property acquisition and extinguishment of right/encumbrances.**
- **Coordinate with the demolition team to ensure that all existing structures are properly identified and timely demolished so that the project can proceed timely.**

Contract Discussion continues on the next page

LAW-continued

6005617-A3 100% City Funding – AMEND 3 – To Provide an Extension of Time and an Increase of Funds for Real Estate Services and Relocation Assistance. – Contractor: Zausmer P.C. – Location: 32255 Northwestern Highway, Farmington Hills, MI 48334 – Previous Contract Period: January 2, 2024 through December 31, 2025 – Amended Contract Period: January 2, 2024 through June 30, 2026 – Contract Increase Amount: \$2,500,000.00 – Total Contract Amount: \$7,700,000.00.

Fees-Remains the same:

The vendor will utilize as many as 15 Attorneys, and 3 paralegals as appropriate given the legal tasks to be performed. There are currently 14 attorneys working on the project. The vendor is working towards obtaining title to the 965 Phase I properties.

Attorneys	\$300 Per Hr.
Legal Assistants	\$125 Per Hr.
Clerical	\$65 Per Hr.
Partner	\$300 Per Hr.
Associate	\$300 Per Hr.
Paralegal	\$125 Per Hr.

The vendor typically charges \$450-600 Per hour for these services, but has reduced their pricing for this agreement.

Additional Information:

6005617 was initially approved on November 21, 2023, to provide Real Estate Services and Relocation Assistance for \$400,000 through December 31, 2024.

6005617-A1 was approved on July 16, 2024, to provide Real Estate Services and Relocation Assistance for \$3,000,000 through December 31, 2024.

6005617-A2 was approved on January 14, 2025, to provide Real Estate Services and Relocation Assistance for \$5,200,000 through December 31, 2025.

HEALTH

6005072-A1 100% Grant Funding – AMEND 1 – To Provide an Increase of Funds Only for Services for Ending the HIV Epidemic: A Plan for America - Ryan White HIV/Aids Program Parts A and B. – Contractor: Health Emergency Lifeline Programs – Location: 1726 Howard Street, Detroit, MI 48216 – Contract Period: March 1, 2023 through February 28, 2026 – Contract Increase Amount: \$124,403.85 – Total Contract Amount: \$606,584.25.

Funding:

Account String: 2104-20780-251111-612120

Fund Account Name: **Health Grants Fund**

Appropriation Name: **FY20 Ryan White HIV-AIDS RWHAP-Prog.A,B**

Funds Available: **\$616,539 as of October 24, 2025**

Tax Clearances Expiration Date: **9-30-26**

Political Contributions and Expenditures Statement:

Signed: **9-12-25** Contributions: **None**

Consolidated Affidavits

Date signed: **9-12-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;

Employment Application complies;

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record Disclosure

Background:

- **Health Emergency Lifeline Programs (HELP) is a non-profit community-based organization with a mission to advance health and wellbeing for all, with a focus on the LGBTQ+ community.**
- **Health Emergency Lifeline Programs has served people living with HIV in Southeast Michigan for 37 years. According to CAREWare data, from 2000 to 2022, the agency provided Ryan White funded services to 5,301 HIV positive individuals in our community. Health Emergency Lifeline Programs has a strong reputation for efficiently and effectively delivering high quality programs in a comfortable, client friendly manner. Long-standing ties with other medical providers, HIV service organizations, social service agencies and government entities promote comprehensive solutions to addressing client needs.**
- **Health Emergency Lifeline Programs have proven to be a safe place where people living with HIV can obtain resources, support and assistance. Our experience providing Ryan White funded programs since 1994 and consistently evolving with advances in treatment and best practices makes us well suited to delivering on the proposed programs.**

Bid Information

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Health Emergency Lifeline Programs**

Amount: **+\$124,403.85; Total \$606,584.25**

End Date: **February 28, 2026**

Services-remains the same:

The Vendor aims to launch new dental services within Detroit to address social determinates of health for the following populations:

- **African Americans**
- **Black Men Who Have Sex with Men & Young Black Men Who Have Sex with Men**
- **Black Women**
- **The Vendor will focus our efforts on serving clients within the above priority populations who also do not have insurance, are underinsured, or have Medicaid. General dental services to be provided include cleanings, panoramic x-rays, and partial extractions. The vendor is currently finalizing negotiations of a contract with My Community Dental Centers (MCDC) who will provide the dental clinic operations.**

Contract Discussion continued on next page.

HEALTH-continued.

6005072-A1 100% Grant Funding – AMEND 1 – To Provide an Increase of Funds Only for Services for Ending the HIV Epidemic: A Plan for America - Ryan White HIV/Aids Program Parts A and B. – Contractor: Health Emergency Lifeline Programs – Location: 1726 Howard Street, Detroit, MI 48216 – Contract Period: March 1, 2023 through February 28, 2026 – Contract Increase Amount: \$124,403.85 – Total Contract Amount: \$606,584.25.

Services-remains the same-continued.:

- Data from previous organization needs assessment, a 2021 dental survey as well as our previous client satisfaction survey conducted in 2022 confirm that oral health care is a significant barrier for PLWH. Additionally, finding an LGBTQ+ affirming dental provider who doesn't further stigmatize clients for their positive HIV status is extremely difficult for PLWH.
- Many clients shared horror stories of their experiences with dental providers, and many expressed an extreme need to seek dental services for partial or full extractions due to the delay in them receiving competent oral health services. This project aims to bring affirming and non-stigmatizing general dental health services to PLWH across Southeast Michigan.
- The Vendor provided Ryan White Part A and MAI services to 1,048 unduplicated HIV+ clients and served over 220 additional unduplicated HIV+ clients through other funding streams.
- As Michigan's first nonprofit medical home that specializes in serving LGBTQ+ people, The Vendor embraces clients across all of their identities. This attribute helps us successfully reach high-risk populations including those that are often disconnected from health care systems. The agency emphasizes and assists with access to insurance, so patients/clients are able to engage with the full continuum of health care needs.
- The Vendor's Client Advisory Board (CAB) provides regular input on services (planning, design, implementation and monitoring), community needs, agency performance and quality improvement activities. The members are all HIV positive and reflect the population served across factors of race/ethnicity, gender, gender identity, sexual orientation and socioeconomic status.
- Other populations that will be served by our project will be PLWH who identify as lesbian, gay, bisexual, transgender, and non-binary and who are not insured, underinsured, or have Medicaid.

Fees-at time of approval:

Health Emergency Lifeline Programs d/b/a Corktown Health		
38-2719621		
Budget Summary		
	Innovative Projects -	
	NEW Proposal - Dental	innovative Project
Salaries & Wages	\$ 84,317.00	\$
Fringe Benefits	\$ 24,452.00	\$
Travel	\$ 608.00	\$
Supplies & Materials	\$ 15,966.00	\$
Contractual (Sub-Contractors)	\$ 11,200.00	\$
Equipment	\$ -	\$
Other Expenses	\$ 19,457.00	\$
Indirect Costs	\$ -	\$
Total	\$ 156,000.00	\$
Admin Budget	\$ 15,092.00	\$
TOTAL	\$ 312,000.00	

Contract Discussion continued on next page.

HEALTH-continued.

6005072-A1 100% Grant Funding – AMEND 1 – To Provide an Increase of Funds Only for Services for Ending the HIV Epidemic: A Plan for America - Ryan White HIV/Aids Program Parts A and B. – Contractor: Health Emergency Lifeline Programs – Location: 1726 Howard Street, Detroit, MI 48216 – Contract Period: March 1, 2023 through February 28, 2026 – Contract Increase Amount: \$124,403.85 – Total Contract Amount: \$606,584.25.

Additional Information:

- **6005072 was initially approved at Formal Session May 9, 2023, to provide Administration, Coordination, Management, Medical & Supportive Services to Persons Living w/HIV-Detroit for \$482,180.40 through February 28, 2026.**

GENERAL SERVICES

6006980-A1 100% City Funding – AMEND 1 – To Exercise Renewal Option for Animal Care Supplies for the City of Detroit Animal Care Shelter. – Contractor: Rayman Enterprises, Inc. dba Premier Pet Supply – Location: 1511 Washington Boulevard, Detroit, MI 48226 – Previous Contract Period: March 21, 2025, through March 30, 2026 – Amended Contract Period: March 21, 2025 through March 30, 2027 – Contract Increase Amount: \$100,000.00 – Total Contract Amount: \$223,603.55.

Funding

Account String: **1000-25470-470039-621900**

Fund Account Name: **General Fund**

Appropriation Name: **Smart Detroit Modes Federal Grant**

Funds Available: **\$3,547,405 as of October 24, 2025**

Tax Clearances Expiration Date: **2-28-26**

Political Contributions and Expenditures Statement:

Signed: **10-22-25**

Contributions: **none**

Disclosure

Consolidated Affidavits

Date signed: **10-22-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;

Employment Application complies

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record

Bid Information:

None. This is an amendment to an existing agreement. The amendment request is to exercise the 1-year renewal option for Non-Medical Animal Supplies contract (Bowls, Slip Leads, etc.)

Contract Details:

Vendor: **Rayman Enterprises, Inc. DBA Premier Pet Supply**

Amount: **+\$100,000; Total \$223,603.55**

End Date: **adds 1 year through March 30,2027**

Services-remains the same:

- **The supplies furnished under this Contract must be new, unused and of the latest product in production to commercial trade and shall be of the highest quality as to materials used and workmanship.**
- **Product Shelf Life: Products with a limited shelf life must have at least a six (6) month expiration date from the date the product is shipped to the City.**
- **The vendor must notify the City on the same day the order is placed if the item is out of stock, or if the manufacturer has the item on back-order. The City is authorized to use other sources to secure the item when not available from the vendor.**
- **Substitutions after the award will not be permitted without prior written authorization from Detroit Animal Care & Control.**
- **Products must be delivered to the designated site in fully labeled, original containers. Any product which has been exposed to rain, heat, high humidity and moisture and becomes cracked or otherwise damaged, making it unsuitable for use will not be accepted under any circumstances.**

Contract Discussion continues on the next page

GENERAL SERVICES -continued

6006980-A1 100% City Funding – AMEND 1 – To Exercise Renewal Option for Animal Care Supplies for the City of Detroit Animal Care Shelter. – Contractor: Rayman Enterprises, Inc. dba Premier Pet Supply – Location: 1511 Washington Boulevard, Detroit, MI 48226 – Previous Contract Period: March 21, 2025, through March 30, 2026 – Amended Contract Period: March 21, 2025 through March 30, 2027 – Contract Increase Amount: \$100,000.00 – Total Contract Amount: \$223,603.55

Fees-remains the same:

Product Description	Description 2	Size	Approx Qty	Unit Price	Extended Price
Fresh News brand or equivalent Non clumping, unscented paper cat pellets	Fresh News brand or equivalent	25 lb bag	650	\$17.99	\$11,693.50
Tidy Cats brand or equivalent Non clumping, unscented clay cat litter	Tidy Cats brand or equivalent	10 lb bag	20	\$4.49	\$89.80
Wee-wee brand or equivalent Poop Scooper spade & pan set, steel bladed	Wee-wee brand or equivalent	large (43x10x9.5)	60	33.99	\$2,039.40
Stainless Steel Bowls -Dishwasher Safe. Made from 30 gauge or better standard stainless steel.		5 qt	100	\$11.99	\$1,199.00
Stainless Steel Bowls-8 quart. Stainless steel bowls. Dishwasher Safe. Made from 30 gauge or better		8 qt	100	\$14.99	\$1,499.00
Stainless Steel Pail- 9 quart, All-purpose standard stainless steel pail, rust-resistant, non-toxic,		9 qt	100	\$21.99	\$2,199.00
Heavy Duty Dog tie Out- 20 ft- 100 lbs			1680	\$18.99	\$31,903.20
Heavy Duty Dog Tie Out- 30 ft 200 lbs			1680	\$23.99	\$40,303.20
Ketch-All Cath Pole- 5ft stainless steel Pole			40	\$110.00	\$4,400.00
Shelter Tek Leash	weighs 2 lbs, dimensions		90	\$17.99	\$1,619.10
Poop Scoops- Large	2 pc set, aluminum		100	\$27.99	\$2,799.00
Humaniac Pet Carriers- 25 pack no door	cardboard, holds up to 35 lbs, cat carrier		15	\$100.00	\$1,500.00
DataMars Compact Max scanner	Datamars		30	\$260.00	\$7,800.00
Pet Corrector 50ml	air cannister		65	\$10.99	\$714.35
Slip leads 59" long x 3/4" wide with d ring	Humaniac or equivalent		30	\$1.50	\$45.00
Martingale collars in S			300	\$7.00	\$2,100.00
Martingale collars in M			300	\$8.00	\$2,400.00
Martingale collars in L			700	\$9.00	\$6,300.00
Martingale collars in XL			300	\$10.00	\$3,000.00
Grand Total					\$123,603.55

Additional Information:

6006980 was initially approved at Formal Session March 18, 2025, to provide Animal Care Supplies for the City of Detroit Animal Care Shelter for \$123,603.55 through March 30, 2026.

HOUSING & REVITALIZATION - *Waiver Requested*

6004492-A2 100% City Funding – AMEND 2 – To Provide an Extension of Time, an Increase of Funds, and to Amend Reporting Requirements for the Management of ARPA Funded Community Development Neighborhood Beautification Program Mini Grant Activities. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Detroit, MI 48202 – Previous Contract Period: April 15, 2022 through June 30, 2026 – Amended Contract Period: April 15, 2022 through June 30, 2027 – Contract Increase Amount: \$198,000.00 – Total Contract Amount: \$2,582,809.00.

Funding:

Account String: **1000-26365-360130-617900**

Fund Account Name: **General Fund**

Appropriation Name: **Neighborhood Improvement Fund**

Available Funds: **\$634,704 as of October 24, 2025**

Tax Clearances Expiration Date: **5-5-26**

Political Contributions and Expenditures Statement:

Signed: **9-24-25** Contributions: **None**

Consolidated Affidavits:

Date signed: **9-24-25**

☒ Covenant of Equal Opportunity

☒ Hiring Policy Compliance;

Employment Application Complies;

☒ Slavery Era Records Disclosure

☒ Prison Industry Records Disclosure

☒ Immigrant Detention System Record Disclosure

Background:

- **The Neighborhood Beautification Program will support, license, or sell land to Detroit-based neighborhood associations, non-profit organizations, block clubs, and similar organizations, to repurpose vacant lots (spaces) to serve as community connectors, designed with shade, greenery, seating, etc.**
- **In addition, this program seeks to invest funding in public outdoors spaces located in disadvantaged communities that typically see less investment.**
- **Upon completion of the project, sites temporarily held by the program administrator may be either licensed to the awarded beneficiary for a specific agreed upon time or sold and transferred to the awarded beneficiary subject to certain deed restrictions.**
- **Wayne Metropolitan Community Action Agency will assist the City in determining the entities that will be considered beneficiaries of the ARPA funding that have experienced public health impacts or negative economic impacts due to the Covid-19 pandemic. The beneficiaries are not subject to the same monitoring and reporting requirements; however, the funding agreement may include stipulations on the money is spent and scope of work.**

Bid Information:

None, because this is an amendment to an existing contract.

Contract Details:

Vendor: **Wayne Metropolitan Community Action Agency**

Amount: **+\$198,000; Total \$2,582,809**

End Date: **adds 1 year through June 30, 2027**

Amendment 1 Details:

This Amendment updates the terms of conditions of the original contract, including adding the disbursement of 30 additional Neighborhood Beautification grants, making the total grants dispersed 180. Grants awarded to neighborhood groups will be in the amount of \$500 to \$15,000.

Contract Discussion continues onto the next page.

HOUSING & REVITALIZATION - *Waiver Requested*

6004492-A2 100% City Funding – AMEND 2 – To Provide an Extension of Time, an Increase of Funds, and to Amend Reporting Requirements for the Management of ARPA Funded Community Development Neighborhood Beautification Program Mini Grant Activities. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Detroit, MI 48202 – Previous Contract Period: April 15, 2022 through June 30, 2026 – Amended Contract Period: April 15, 2022 through June 30, 2027 – Contract Increase Amount: \$198,000.00 – Total Contract Amount: \$2,582,809.00.

Amendment 1 Details-continued:

2024-2026 Budget:

2 Full-Time Program Coordinator (27.50/hr.)	\$286,000
Fringes / Benefits for Program Staff (30% of Total Personnel	\$85,800
Program Supplies (2 Laptops, Supplies, computer devices, etc.)	\$6,800
Grant Awards to Beneficiaries (30 participants X \$15,000 awards)	\$450,000
Program Manager	\$25,398
Grant Accountant	\$11,315
Accounts Payable Manager	\$9,330
Payroll Service Specialist	\$7,722
IT Specialist	\$5,688
Fringes / Benefits for Admin, Staff (30% of Total Personnel)	\$17,836
Mileage	\$3,920
TOTAL Amendment 1 Budget	\$909,809

Services – at the time of approval:

Wayne Metropolitan Community Action Agency will provide Program Administration services and make best efforts to disperse 150 Neighborhood Beautification grants to neighborhood groups in the City in the amount of \$500 to \$15,000.

The Neighborhood Beautification Beneficiary Grant Program will fund neighborhood, land-based projects that fall under three categories: Clean-Up Activities, Community Gardens, and Public Space Activities. removal, raised-bed flower gardens, living fences, tree planting, vegetable/community gardens, community-owned and managed park improvements, park, and playground seating, gathering (pocket parks), playground/park enhancements, art installation, and tree planting.

Eligible Organizations include City of Detroit Block Clubs and nonprofit, tax-exempt community organizations (Incorporated and in good standing within the State of Michigan). Community-based neighborhood associations that do not have 501(c)3 designations are encouraged to partner with eligible 501(c)3 nonprofits. Applicants must meet all Threshold Requirements to be eligible for funding.

All projects and applicants must be located in the City of Detroit, registered with the City of Detroit Department of Neighborhoods District Office, and must be sponsored by organizations with defined boundaries within a specified neighborhood district. Non-profit 501c3 organizations must be partnered with a block club or neighborhood association to apply.

Contract Discussion continues onto the next page.

HOUSING & REVITALIZATION - *Waiver Requested*

6004492-A2 100% City Funding – AMEND 2 – To Provide an Extension of Time, an Increase of Funds, and to Amend Reporting Requirements for the Management of ARPA Funded Community Development Neighborhood Beautification Program Mini Grant Activities. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Detroit, MI 48202 – Previous Contract Period: April 15, 2022 through June 30, 2026 – Amended Contract Period: April 15, 2022 through June 30, 2027 – Contract Increase Amount: \$198,000.00 – Total Contract Amount: \$2,582,809.00.

The Vendor will:

- Collect and review process, which includes acceptance of applications, merit-based evaluations of proposed beneficiaries and applications, as well as awarding of the application process.
- Execution of the beneficiary agreements with Wayne Metro and the beneficiaries.
- Disburse funds to eligible beneficiaries.
- Process and track each grant's expenditures and submit monthly expenditures reports to be reviewed by HRD.
- Establish pre/post and close-out activities and provide on-going Administration services/support.
- Assist grantees with applications, and communicate with beneficiaries to ensure funds are responsibly used.
- Collect and evaluate reports and make site visits to ensure project is on track and managed properly.

Administrative Services hours: Mon.-Fri. 8:30am – 5pm. Services will be provided virtually or in-person. Disburse ARPA funds ranging from \$500 to \$15,000 to community organizations based upon the organization's proposed programming.

Complete the following budget form for the requested public service activity:	Year 1 ARPA	Year 1 NIF	Year 2 ARPA	Year 2 NIF	Year 3 ARPA	Year 3 NIF	Total Project Cost
Grant Accountant III		\$8,628		\$8,628		\$8,627	\$25,883
Program Director		\$11,073		\$11,072		\$11,072	\$33,217
Program Manager		\$7,794		\$7,933		\$7,793	\$23,520
Program Coordinator		\$6,802		\$6,801		\$6,801	\$20,404
Program Coordinator		\$6,945		\$6,945		\$6,944	\$20,834
Program Coordinator -		\$6,802		\$6,801		\$6,801	\$20,404
Benefits (30% of Total Personnel		\$14,413		\$14,412		\$14,411	43,236
Occupancy (\$206 per month x 12 months x 0.78FTE) = approx. \$152.36 per month		\$1,829		\$1,828		\$1,828	\$5,485
Communications (\$117 per month x 12 months x 0.78FTE) = approx. \$86.55 per month		\$1,039		\$1,039		\$1,038	\$3116
Supplies (\$21 per month x 12 months x 0.78FTE) = approx. \$15.50 per month		\$186		\$186		\$186	\$558
Accounting/Insurance (\$104 per month x 12 months x 0.78FTE) = approx. \$79.94 per month		\$924		\$923		\$923	\$2,770
Miscellaneous expenses		\$8,565		\$8,432		\$8,576	\$25,573
Sub Total	0	\$75,000	0	\$75,000	0	\$75,000	\$225,000
Grant Awards to Beneficiaries	\$500,000	\$250,000	\$500,000	\$250,000	0	750,000	\$2,250,000
Total ARPA/NIF Budget	\$500,000	\$325,000	\$500,000	\$325,000	\$0	\$825,000	\$2,475,000

Contract Discussion continues onto the next page.

HOUSING & REVITALIZATION - *Waiver Requested – continued*

6004492-A2 100% City Funding – AMEND 2 – To Provide an Extension of Time, an Increase of Funds, and to Amend Reporting Requirements for the Management of ARPA Funded Community Development Neighborhood Beautification Program Mini Grant Activities. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Detroit, MI 48202 – Previous Contract Period: April 15, 2022 through June 30, 2026 – Amended Contract Period: April 15, 2022 through June 30, 2027 – Contract Increase Amount: \$198,000.00 – Total Contract Amount: \$2,582,809.00.

Amendment 2 Information and Fees:

- **Wayne Metro will provide Program Administration services and make best efforts to disperse 250 neighborhood beautification grants to beneficiary neighborhood groups of the City of Detroit from January 1, 2024- June 30, 2027.**
- **The Neighborhood Beautification Program encourages community organizations to imagine how they can repurpose vacant lots (spaces) to serve as community connectors, designed with shade, greenery, seating, plenty of space to socially distance, areas that enrich and expand the live-work-play experience throughout the neighborhoods and the city.**
- **Wayne Metro will administer 10-20 Neighborhood beautification grants in the amounts of \$5,000 to \$10,000 from the Stellantis Impact Neighborhood Fund. The Stellantis Impact Neighborhood Fund will provide funds to neighborhood associations, block clubs, nonprofit organizations, and faith based organizations to improve the quality of life in the Stellantis Community Benefits (CBO) Impact Area. The Stellantis Impact Neighborhood Fund was created as a provision of the Community Benefits Agreement for the 2019 expansion of the Stellantis (Formerly FCA) Mack Avenue Assembly Plant. In order to support the work of local community organizations to improve quality of life in their neighborhood, Wayne Metro will utilize \$198,000 of the fund for projects in the Stellantis CBO Impact Area. Both the applicant organization and the proposed project must be located in the Stellantis CBO Impact Area, within City Council District 4 on the far east side of Detroit. The Impact Area is bound by I-94, Newport Street, the Detroit River, and McClellan Avenue.**
- **Stellantis Impact Neighborhood Fund grants may be used towards two categories of projects:**
 - Beautification projects such as:**
 - **Community gardens, public space improvements, clean-up activities**
 - Community programming in topics such as:**
 - **Gardening, health/fitness, life skills, community safety & awareness**
- **Summary of Project Tasks**
 - 1. On-Going Project Administration**
 - 2. Partner With the City of Detroit on Preparation Activities**
 - 3. Conduct Grant Disbursement & Monitoring Activities Task**
 - 4. Award Close-Out**

Contract Discussion continues onto the next page.

HOUSING & REVITALIZATION - *Waiver Requested* – continued

6004492-A2 100% City Funding – AMEND 2 – To Provide an Extension of Time, an Increase of Funds, and to Amend Reporting Requirements for the Management of ARPA Funded Community Development Neighborhood Beautification Program Mini Grant Activities. – Contractor: Wayne Metropolitan Community Action Agency – Location: 7310 Woodward Avenue, Detroit, MI 48202 – Previous Contract Period: April 15, 2022 through June 30, 2026 – Amended Contract Period: April 15, 2022 through June 30, 2027 – Contract Increase Amount: \$198,000.00 – Total Contract Amount: \$2,582,809.00.

Amendment 2 Information and Fees-continued

Public Service Activity	Total Program Costs
Program Assistant Director	\$63,664.58
Program Manager	\$68,545.58
Program Coordinator	\$132,981.23
Program Coordinator	\$174,188.10
Program Coordinator	\$149,506.81
Program Coordinator	\$42,228.56
Program Coordinator	\$4,821.00
Total Salaries	\$635,935.86
Fringes / Benefits (30% of Total Personnel)	\$190,780.76
FICA, Med. FICA, Unemployment, Workers Compensation (7.65%), Social Security (FICA) (0.30%), Unemployment (2.48%)	
Health/Dental/Life Insurance For employees who elect benefits (11.05%)	
Retirement - Retirement and pension administration (6%)	
(1) Other: Disability Insurance- Base funding (2.52%)	
Program Supplies (laptops, hotspots, computer devices)	\$4,592.00
NBG Orientation Meeting (printed materials, promotional items)	\$1,000.00
NBG Orientation Refreshments	\$1,350.00
NIF Grant Awards to Beneficiaries	\$1,467,046.88
Stellantis Impact Fund Grant Awards to Beneficiaries	\$198,000.00
Total Direct Charges	\$2,498,705.50
Admin (15%)	
Program Director	\$18,685.00
Grant Accountant	\$43,208.09
Total Admin Salaries	\$61,893.09
Fringes / Benefits (30% of Total Personnel)	\$18,567.93
FICA, Med. FICA, Unemployment, Workers Compensation (7.65%), Social Security (FICA) (0.30%), Unemployment (2.48%)	
Health/Dental/Life Insurance For employees who elect benefits (11.05%)	
Retirement - Retirement and pension administration (6%)	
Other: Disability Insurance- Base funding (2.52%)	
Mileage	\$3,642.48
Total Admin Charges	\$84,103.50
Total Budget	\$2,582,809.00

Additional Information:

6004492 was initially approved at Formal Session June 7, 2022, to provide Management of Neighborhood Beautification Program for \$1,475,000 through December 31, 2024.

6004492-A1 was approved at Formal Session July 16, 2024 to provide extension of time and increase of Funds for the Management of Neighborhood Beautification Program for \$2,384,809 through June 30, 2026.

