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TO: The Honorable City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: February 24, 2026

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 February 24, 2026. This report also includes the review and comments of the Legislative Policy Division, printed in bold with each contract.

cc:

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

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

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on February 24, 2026

TO: THE HONORABLE CITY COUNCIL

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: February 24, 2026

RE: **CONTRACTS, & PURCHASE ORDERS SUBMITTED FOR THE WEEK OF FEBRUARY 24, 2026**

PUBLIC LIGHTING

6007687 100% City Funding – To Provide Material Handling Services for the Public Lighting Department.
– Contractor: VMX – Location: 19315 Livernois Avenue Detroit, MI 48221 – Contract Period:
Upon City Council Approval through February 23, 2028 – Total Contract Amount: \$156,000.00

Funding:

Account String: **1000-29380-380010-617900**
Fund Account Name: **General Fund**
Appropriation Name: **Public Lighting - Administration**
Funds Available: **\$5,802,221 as of February 20, 2026**

Tax Clearances Expiration Date: **1-30-27**

Contributions and Expenditures Statement:

Signed: **2-25-25** Contributions: **none**

Consolidated Affidavits

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

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

Bid Information:

RFP opened October 24, 2025, and closed November 19, 2025. 216 Invited Suppliers; 2 Bids Received.
Bids were evaluated based upon Experience/Organization [30 points]; Proposal Introduction and Approach [20 points]; Price [15 points]; Total Maximum points are 65 points.

All Bids:

VMX [65 points]
ND Global Consulting Services, Inc. [32.50 points]

Contract Details:

Vendor: **VMX** Bid: **Highest Ranked**
End Date: **February 23, 2028** Amount: **\$156,000**

Services:

- **The Vendor must be able to supply personnel from 8:00 AM – 4:00 PM Monday through Friday excluding City of Detroit Holidays, and excused days.**
- **The Personnel should:**
 - **Have experience in sorting electrical wire and cable by various types, sized, and material**
 - **Be proficient with tools for Cutting wire and cable**
 - **Be able to work without direct supervision and instruction**
 - **Be willing to operate remote control for gate allowing in only those pre-authorized by City of Detroit Public Lighting Department (PLD)**
 - **Capable of maintaining logs of entries and exits of those authorized to enter**
 - **Capable of maintaining logs of materials received (by length and or weight) and shipped out.**

Fees:

- **Material Handlers at Mistersky regular hours (8:00 AM – 4:00 PM) Hourly Rate: \$37.20**
- **Material Handlers at Mistersky any hours outside of regular hours Hourly Rate: \$53.00**

LAW

6007175-A1 100% Grant Funding – AMEND1 – To Provide Funds Only for Legal Representation to Covered Individuals at Risk of Losing Their Housing and/or Housing Subsidy or Voucher. – Contractor: Neighborhood Defender Service, Inc. – Location: 1333 Brewery Park Blvd Suite 350, Detroit, MI 48207 – Contract Period: July 29, 2025 through September 30, 2026 – Contract Increase Amount: \$500,000.00 – Total Contract Amount: \$2,051,320.00.

Funding:

Account String: **2106-21377-321111-617900**
Fund Account Name: **Mayor’s Office Grants Funds**
Appropriation Name: **FY 2024 Detroit Right to Council Grant**
Funds Available: **\$ 2,392,913 as of February 20, 2026**

Tax Clearances Expiration Date: **5-19-26**

Contributions and Expenditures Statement:

Signed: **1-27-26** Contributions: **None**

Consolidated Affidavits

Date signed: **1-27-26**

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

Bid Information

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Neighborhood Defender Service, Inc** Amount: **+\$500,000; Total \$2,051,320**

End Date: **September 30, 2026**

Services- at the time of approval:

- **The Vendor will provide Legal Representation and Eligible Services. Legal services include full legal advocacy, representation and litigation.**
- **Increased proactive efforts and services for the following individuals**
 - **Senior Citizens**
 - **Non- English Speaking or English is not their first language**
 - **Individuals residing in subsidized housing**
 - **Recently Unhoused due to (illegal) evictions**
 - **Individuals that are least likely to have access to online services**
 - **Individuals with recognized disabilities and impairments**
 - **Vulnerable and disadvantaged**
- **The Vendor will also be required to receive potential client referrals from multiple sources including:**
 - **Referrals or Assignments from 36th District**
 - **Referrals from any non-profit and community organization engaged in similar activities that support persons seeking legal counsel in the enforcement of housing occupancy rights**
- **The Vendor will establish contractually a Lawyer client relationship through an engagement letter and court appearance filed with 36th District Court.**
- **The Vendor Right to Counsel Legal Services Will Include:**
 - **Full Legal Representation in eviction proceeding, mortgage foreclosures, tax foreclosures, land forfeiture, and threats to rent subsidies**
 - **Post Judgement representation, including appeals and actions to recover possession for illegal evicted tenants**
 - **Holistic legal guidance, helping tenants navigate complex legal processes and avoid long term housing instability.**
- **The Vendor will also prioritize high-eviction areas using data-driven outreach mapping based on eviction trends.**

Contract Discussion continues on the next page

LAW-continued

6007175-A1 100% Grant Funding – AMEND1 – To Provide Funds Only for Legal Representation to Covered Individuals at Risk of Losing Their Housing and/or Housing Subsidy or Voucher. – Contractor: Neighborhood Defender Service, Inc. – Location: 1333 Brewery Park Blvd Suite 350, Detroit, MI 48207 – Contract Period: July 29, 2025 through September 30, 2026 – Contract Increase Amount: \$500,000.00 – Total Contract Amount: \$2,051,320.00.

Services- at the time of approval-continued:

- **Case Closure Requirement: The City of Detroit requires a minimum of 2041 tenants provided with full legal representation by the end of the contract term.**
- **The Vendor’s strategy will consist of three phases: Phase 1 Initial rollout, Phase 2 Full -Scale Impact, Phase 3 Expansion and Data-Driven Adjustments.**
- **Phase 1 Initial rollout (First 3 months)**
 - **Launch Staff and volunteer recruitment**
 - **Develop and execute staff training program**
 - **Launch Community outreach campaigns**
 - **Establish partnerships with community organizations, legal aid groups, and city agencies and work with 36th District court to establish intake, assignment, and referral procedures**
- **Phase 2 Full Scale Impact (Months 4-12)**
 - **Begin representation in 36th District Court**
 - **Continue community outreach**
 - **Evaluate engagement metrics and refine strategies**
 - **Work with the City of Detroit to extend the contract beyond the initial contract period**
- **Phase 3 Expansions & Data-Driven Adjustments (Month 12 and Beyond)**
 - **Continuing representation in 36th District Court**
 - **Scale Outreach efforts to reach more unrepresented populations**
 - **Strengthen long-term sustainability by integrating with community networks**
 - **Continue commitment to leveraging grant dollars from private fundraising**
- **Client Eligibility for services:**
 - **To ensure individuals are eligible to receive full legal representation services the Vendor will determine if the potential client qualifies as a “Covered Individual”. A Covered Individual is a person who is a current resident of the City of Detroit who has an annual gross income that does not exceed 200% of the federal poverty guidelines, and is a defendant in a covered proceeding including:**
 - **Tenants with an upcoming covered proceeding (connect prior to their first scheduled court hearing date) or**
 - **Tenants who have missed their first hearing, second hearing and/or received a full default notice for failure to appear.**
- **Cost for legal Services:**
 - **Program services for legal representation will be paid on a cost reimbursement basis. Payment will be contingent on submission of an invoice for payment including all supporting documentation.**
 - **The number of covered individuals receiving full legal representation disaggregated by the following characteristics:**
 - **Neighborhood and postal code of residence**
 - **Age of Head of Household**
 - **Household Size**
 - **Estimated Length of Residency at the address**
 - **Approximate household income**
 - **Receipt of any public assistance at the time such legal services were initiated**
 - **Racial Demographic**

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
 Contracts Submitted to City Council for Formal Session on February 24, 2026

LAW-continued

6007175-A1 100% Grant Funding – AMEND1 – To Provide Funds Only for Legal Representation to Covered Individuals at Risk of Losing Their Housing and/or Housing Subsidy or Voucher. – Contractor: Neighborhood Defender Service, Inc. – Location: 1333 Brewery Park Blvd Suite 350, Detroit, MI 48207 – Contract Period: July 29, 2025 through September 30, 2026 – Contract Increase Amount: \$500,000.00 – Total Contract Amount: \$2,051,320.00.

Services- at the time of approval-continued:

- Whether a rental unit was rent-assisted or subsidized
- Types of cases filed in 36th District Court and number of each type of case

Fees-at the time of approval:

PERSONNEL	Name	Salary	FTE	Budget Amount
Managing Director	Kristine Longstreet oversees the entire NDS Detroit program; ensures consistency and continuity across	200,000	0.05	10,000
Supervising Attorney	Maya Cain has extensive experience in housing law, eviction defense, and community-based legal advocacy.	122,000	0.5	61,000
Housing Attorney	NDS attorney Matt Larson specializes in civil defense practice, contributing legal expertise to housing-related cases.	95,000	1	95,000
Housing Attorney	3 full time staff attorneys with 3-5 years of experience	85,000	4	340,000
Housing Attorney	2 full time staff attorneys with 5-10 years of experience	95,000	2	190,000
Social Worker	Supports clients with housing stability, connecting them to financial assistance, mental health resources, and other wraparound services.	74,500	1	74,500
Client Advocates	Assist tenants with intake, case preparation, resource navigation, and liaising with legal and community partners.	60,000	2	120,000
Team Administrator	Manages scheduling, case documentation, and administrative support for legal and advocacy staff.	65,000	1	65,000
Finance/HR/Facility Support Staff	Ensures payroll, compliance, grant reporting, and operational logistics run smoothly.		1.1	90,000
Total Salaries				1,045,500
Fringe (30%)	Allows us to offer robust benefits packages with dedicated mental health & wellbeing to keep staff health and avoid burnout.			313,650
Subtotal, Personnel				1,359,150
OTPS				
Consultants	External specialists providing legal, training, or evaluation support			22,000
Defense Service	Court-related expenses and litigation support for RTC cases.			15,000
Computer & Software	Technology tools required for case management and legal research.			17,000
Case Management	Platforms and systems used to track RTC cases and client outcomes.			15,000
Professional services	Legal, compliance, and external administrative support.			5,770
Occupancy expenses	Rent, utilities, and office maintenance costs.			37,000
Equipment purchases & Maintenance	Hardware for staff, such as laptops and office equipment.			30,000
Marketing and Outreach	Public awareness efforts to connect tenants with RTC services			5,500
Publication and printing	Costs for producing Know-Your-Rights materials and legal documents.			2,000
Staff training	Ongoing legal education and professional development for RTC attorneys and advocates.			7,500
Subscriptions & dues	Memberships in legal associations and access to legal research databases.			8,840
Office Supplies & postage	General administrative materials and mailing expenses.			8,000
Telephone & Internet	Communication costs for client and court interactions.			8,500
Travel	Transportation for court appearances, tenant meetings, and training.			7,000
Insurance	Liability, professional, and operational coverage for RTC staff and facilities			3,060
Other operating expenses	Miscellaneous costs necessary for RTC program execution.			0
Subtotal, OTPS				192,170
Total Personal and OTPS				1,551,320
INDIRECT COSTS (14.8%)				0
Total				1,551,320

Contract Discussion continues on the next page

LAW-continued

6007175-A1 100% Grant Funding – AMEND1 – To Provide Funds Only for Legal Representation to Covered Individuals at Risk of Losing Their Housing and/or Housing Subsidy or Voucher. – Contractor: Neighborhood Defender Service, Inc. – Location: 1333 Brewery Park Blvd Suite 350, Detroit, MI 48207 – Contract Period: July 29, 2025 through September 30, 2026 – Contract Increase Amount: \$500,000.00 – Total Contract Amount: \$2,051,320.00.

Amendment 1 Services/Fees:

- **The Vendors Representation includes administrative actions where clients are at risk of losing housing subsidies or vouchers, ensuring that tenants retain critical rental supports essential to housing stability. With the addition of this amendment funding of \$500,000, the City of Detroit requires a minimum of 657 tenants provided with full legal representation or administrative action representation by the end of this contract amendment term on March 30, 2028.**
- **The Vendor will prioritize use of its LEO state grant funding, with the target of spending the original contract amount of \$1,551,320 and closing the required 2041 cases by September 2026 and then spending the additional \$500,000 in MSHDA state funding added under this amendment by March 30, 2028, and closing the required 657 cases.**
- **The Vendor will prioritize use of the LEO grant funding over the MSHDA funding when providing similar legal services to similar populations in the City of Detroit as contemplated under this Agreement so as to maximize the use of all funds and households served.**
- **The Vendor and the City will work together to develop an invoice management plan to achieve these requirements. The City will accept a pro-rata calculation on the use of LEO state funds to pay for cases versus the use of MSHDA state funds.**
- **All cases billed under the LEO state grant should be invoiced separately from cases billed under the MSHDA state grant. Such pro-rata calculation will be submitted by the Vendor to the OED Executive Director on each invoice.**
- **In no case shall LEO state grant funding spent for a particular case be mixed with funds provided from the MSHDA state grant or any other funding source.**

Additional Information:

6007175 was initially approved at Formal Session September 9, 2025, to provide Legal Representation to Covered Individuals at Risk of Losing Their Housing and/or Housing Subsidy or Voucher for \$1,551,320 through September 30, 2026.

GENERAL SERVICES

3090802 100% Blight Funding – To Purchase Three (3) Attenuator Trailers with Arrow Board Display. – Contractor: MDNSIX, LLC dba American Trailer Mart– Location: 3225 W. Huron, Waterford, MI 48328 – Contract Period: Upon City Council Approval through December 31, 2026 – Total Contract Amount: \$83,394.00

Funding

Account String: **1003-26470-470400-617900**
 Fund Account Name: **Blight Remediation Fund**
 Appropriation Name: **Parks and Public Space Management**
 Funds Available: **\$12,619,394 as of February 20, 2026**

Consolidated Affidavits

Date signed: **11-12-25**
 Covenant of Equal Opportunity
 Hiring Policy Compliance;
 Employment Application complies
 Slavery Era Records Disclosure
 Prison Industry Records Disclosure
 Immigrant Detention System Record Disclosure

Tax Clearances Expiration Date: **12-01-26**
Political Contributions and Expenditures Statement:
 Signed: **11-12-25** Contributions: **none**

Bid Information:

RFQ opened October 24, 2025, and closed November 26, 2025. 294 Invited Suppliers. 1 Bids received. The Bid was evaluated on the price only.

- **MDNSIX, LLC, dba American Trailer Mart, was the only responsive, responsible bidder for RFQ #186312-2.**
- **The RFQ was submitted for a second round, but there were no respondents.**
- **This RFQ was for an Attenuator Trailer for GSD – Recreation Department.**
- **American Trailer Mart provided a price of \$27,798.00 for each trailer. GSD requires (3) three trailers, so the contract total is \$83,394.00.**
- **American Trailer Mart has provided previous trailers to the City of Detroit, and the Department has not had any performance issues.**

Contract Details:

Vendor: **MDNSIX, LLC dba American Trailer Mart** Bid: **Multiple Award**
 Amount: **\$83,394** End Date: **December 31, 2026**

Services:

3 units purchase of TTMA-200 with Arrow Board Frame (Uprights), 15-Light Wireless Arrow board w/ Solar Panel & Battery Box, Arrow Board Setup Labor, Delivery/Freight.

- **This type of Trailer transports grass cutting mowers and equipment.**
- **In addition, a Lighted Arrow Board is attached at the end of the Trailer that directs traffic while grass cutting operations are being conducted.**

Fees:

Qty	Description	Total
1	TTMA-200 with Arrow Board Frame (uprights)	\$27,798 /ea
1	15-Light Wireless Arrow Board w/ Solar Panel & Battery Box	Included
1	Arrow Board Setup Labor	Included
1	Delivery/Freight	Included
<i>*Price reflects purchase of (3) units or less</i>		
Subtotal:		\$27,798.00
Tax:		Exempt
Total:		\$27,798.00

TRANSPORTATION-WAIVER REQUESTED

6007714 100% City Funding – To Furnish Car and Light Truck Parts and Service. – Contractor: Jefferson Chevrolet Co. – Location: 2130 East Jefferson Detroit, MI 48207 – Contract Period: Upon City Council Approval for A Period of Two (2) Years – Total Contract Amount: \$90,000.00

Funding:
 Account String: **5301-27200-200290-622100**
 Fund Account Name: **Transportation Operation**
 Appropriation Name: **Rider Services**
 Available: **\$31,954,925 as of February 20, 2026**

Consolidated Affidavits
 Date signed: **7-25-25**
 Covenant of Equal Opportunity
 Hiring Policy Compliance; Funds Employment Application complies;
 Slavery Era Records Disclosure
 Prison Industry Records Political
 Immigrant Detention System Record Disclosure

Tax Clearances Expiration Date: **8-19-2026**
Contributions and Expenditures Statement:
 Signed: **7-25-25** Contributions: **none**

Bid Information
RFQ opened on 11/5/2025 and closed on 11/26/2025, 280 Invited Suppliers. 4 Bids Received.
Bids were evaluated based upon lowest cost pertaining to their hourly rate for maintenance and repair.

All Bids:
JEFFERSON CHEVROLET [\$108/ hour]
KERRY BROTHERS [\$150/ hour]
SPIRIT FORD [\$170/ hour]
BLACK BOTTOM GROUP [\$185/ hour]

Contract Details:
 Vendor: **Jefferson Chevrolet Co.** Bid: **Lowest Bid**
 End Date: **2 Years from approval** Amount: **\$90,000**

Services:

<u>Item</u>	<u>Qty</u>	<u>Type of Work</u>	<u>Description</u>
a.	30	Tire Rotation	Removing and changing the position of the tires on the vehicle.
b.	15	Tune Up	Change spark plugs, spark plug wires, tune engine.
c.	5	R & R Starter	Remove and replace defective starter
d.	3	R & R Water Pump	Remove and replace defective pump
e.	5	Replace Driver Door	Remove and replace driver's door
f.	30	Engine Analysis	Inspect the engine by attaching the engine analyzer to the engine controller and provide a report.

Contract Discussion continues on the next page

TRANSPORTATION-WAIVER REQUESTED

6007714 100% City Funding – To Furnish Car and Light Truck Parts and Service. – Contractor: Jefferson Chevrolet Co. – Location: 2130 East Jefferson Detroit, MI 48207 – Contract Period: Upon City Council Approval for A Period of Two (2) Years – Total Contract Amount: \$90,000.00

Services-continued:

- **Vehicle will be delivered and picked up from the vendor’s repair facility by DDOT.**
- **Any parts being replaced when the vehicle is still under warranty, must be OEM parts.**
- **All parts will be Chrysler, Mopar or DDOT comparable parts.**
- **All the accident body repairs must be performed by the vendor without any delay.**
- **If there are comparisons among bidders for the above repairs, note that the repairs above must be based upon the 2014 Dodge Durango.**

Repair Work:

- **The vendor must perform all work in accordance with generally accepted standards and practices as established in the Mitchell’s Domestic Collision Estimate Guide.**
- **The Vendor should be prepared to give priority to repair City of Detroit vehicles.**
- **The Vendors must be properly licensed and certified including a motor vehicle repair facility license.**
- **The Vendor must do repairs in-house and no subcontracting is permitted without prior written approval.**

The Vendor Must do the following:

- **Remove damaged parts that cannot be bumped.**
- **Straighten and align body parts.**
- **Replace damaged parts with new parts (used parts accepted only when prior approval has been obtained in writing from City of Detroit authorized representative). The City reserves the right to supply repair parts.**
- **Weld frame weldment as required.**
- **Replace “K” frame if damaged.**
- **Set caster, camber and toe into manufacturer’s specifications.**
- **Refinish all damage with paint that will match original color.**
- **Perform any other repairs incidental to above and/or requested.**
- **Winterize all vehicles after repair with manufacturers recommended coolant levels. Also, verify and/or add proper oils/fluids to the engine and transmission.**
- **Wrecking service to be provided when requested.**
- **Air conditioning system related to the vehicle repairs must be fully operational prior to the vehicle being returned for review and repair verification.**
-

Services-continued:

VENDOR RESPONSIBILITY

- **The Vendor will pick up and deliver at City location requested.**
- **All vehicles are to be picked up and delivered Monday through Friday between the hours of 8:00 AM and 1:30 PM.**
- **The Vendor will not be on the Department of Transportation property on or before the above established hours without prior approval from the Department of Transportation Superintendent’s office.**
- **Obvious accident repairs not stated on the estimate will be considered an incomplete estimate and the City of Detroit reserves the right to disqualify the bid.**
- **No vehicle is to be returned from the vendor without an accompanied invoice.**

Contract Discussion continues on the next page

TRANSPORTATION-WAIVER REQUESTED

6007714 100% City Funding – To Furnish Car and Light Truck Parts and Service. – Contractor: Jefferson Chevrolet Co. – Location: 2130 East Jefferson Detroit, MI 48207 – Contract Period: Upon City Council Approval for A Period of Two (2) Years – Total Contract Amount: \$90,000.00

Fees:

TOWING AND ROAD SERVICE

SERVICES	(\$) HOUR STRAIGHT TIME
ROAD SERVICE REPAIR	N/A
TOW/HAULING (3 HR MAX)	\$200

LABOR RATES

Labor rates for repairs must indicate rate for installation at vendor’s location during normal working hours and rates for installation at job site:

WORK SCHEDULE	HOURLY RATES IN DOLLARS (\$)
M-F 7 AM - 4 PM	\$108 (mechanical) \$54 (body)
M-F 4 PM - 10 PM	N/A
M-F 10 PM - 7 AM	N/A
SAT 7 AM - 6 PM	N/A
SAT AFTER 6 PM	N/A

Cost Reduction Agreement: Labor Rate for year two (2) of contract is reduced by 1%:

- Labor Rate Year Two - \$106.92 (Mechanical)
- Labor Rate Year Two - \$53.46 (Body)

.....

<u>Item 2</u>	<u>Quantity</u>	<u>Unit of Measure</u>	<u>Part No.</u>	<u>Description</u>	<u>Unit Price before Discount</u>
a.	5	Each	107C-1-RL801852AB	Starter	\$480.00
b.	40	Each	472A-1-55079366AC	Headlamp	\$322.00
c.	40	Each	56021543	30A Circuit Breaker	\$29.30
d.	2	Each	AV0-1-1GS291X9AG	Airbag	\$1,585.00
e.	40	Each	68061634AA	Fuel Filter	\$172.00
f.	5	Each	188D-1-5184498Ai	Water Pump	\$78.95
g.	20	Each	BTRK-1-5184647AB	Belt	\$57.95
h.	2	Each	AV0-1-68021638AF	AC Compressor	\$774.00
i.	2	Each	158C-1-68105739AA	Ignition Switch	\$813.00

CONSTRUCTION AND DEMOLITION

6007624 100% City Funding – To Provide Window Cleaning Services for Jason Hargrove and Rosa Parks Transit Centers. – Contractor: Allied Building Service Company of Detroit – Location: 1801 Howard Street Detroit MI 48216– Contract Period: Upon City Council Approval for a Period of Three (3) Years – Total Contract Amount: \$233,000.00.

Funding:

Account String: **1000-29160-160080-617900**
 Fund Account Name: **General Fund**
 Appropriation Name: **CDD Shared Services**
 Funds Available: **\$ 2,695,137 as of February 20, 2026**

Tax Clearances Expiration Date: **7-23-26**

Contributions and Expenditures Statement:

Signed: **1-13-26** Contributions: **none**

Consolidated Affidavits

Date signed: **1-13-26**

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

Bid Information:

RFP opened September 8, 2025, and closed October 8, 2025. 331 Invited Suppliers; 3 Bids Received. Bids were evaluated based upon Experience [30 points]; Work plan [20 points]; Price Proposal [15 points]; DBB Certification of Prime [15 points]; DD Certification of Subcontractors [20 points]; Total Maximum points are 100 points.

Decima submitted a proposal but was Disqualified because they did not demonstrate the minimum qualifications of 3 years performing commercial window cleaning service. The references provided were for construction-related work.

All Bids:

Allied Building Service Company of Detroit [57.50 points]
Valentine Cleaning Service [40 points]

Contract Details:

Vendor: **Allied Building Service Company of Detroit Bid: Highest Ranked**
 End Date: **3 years from approval** Amount: **\$233,000**

Services:

The Vendor will provide periodic exterior and interior window cleaning services at:

Transit Station	Address	Typical Window Types	Approx. Size	Building Features
Rosa Parks Transit Center	360 Michigan Avenue, Detroit, MI 48226	Curtain wall, canopy glass, storefront, lobby glazing	~25,700 sq ft, 3-story	Tension canopy, waiting area, retail, transit police mini-station
Jason Hargrove Transit Center	1121 W. Eight Mile Rd (Ralston Street/Ralston Court), Detroit, MI 48203	Large façade openings, clerestory, interior skylight, bay enclosure glazing	~56,800 sq ft adaptive reuse dairy cattle building	Indoor lobby, operator lounge, bike storage, retail, police station

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION -continued

6007624 100% City Funding – To Provide Window Cleaning Services for Jason Hargrove and Rosa Parks Transit Centers. – Contractor: Allied Building Service Company of Detroit – Location: 1801 Howard Street Detroit MI 48216– Contract Period: Upon City Council Approval for a Period of Three (3) Years – Total Contract Amount: \$233,000.00.

Services-continued:

- **The City of Detroit reserves the right to add locations for the duration of the contract.**
- **The vendor will provide Exterior Window Cleaning:**
 - **Clean all exterior glass surfaces: canopy glass, curtain walls, skylights, upper transom and clerestory windows, storefront glazing, and entrance glass.**
 - **Remove environmental deposits: dust, bird droppings, smudges, and grime.**
 - **Perform washing using proper solutions, squeegees, scrapers as needed, and spot-treatment green cleaning chemicals safe for building surfaces.**
- **The Vendor will Interior Window Cleaning:**
 - **Clean interior glass in lobby, waiting areas, operator lounges, retail storefronts, office windows, and restroom partitions.**
 - **Include interior side of entrance and storefront glass.**
- **The vendor may be asked to perform service quarterly or biannually.**

Fees:

<u>Location</u>	<u>Type of Service</u>	<u>Amount per mobilization</u>
Jason Hargrove Transit Center	Quarterly	\$5,737.00
Rosa Parks Transit Center	Quarterly	\$11,862.00
Jason Hargrove Transit Center	Biannual	\$5,737.00
Rosa Parks Transit Center	Biannual	\$11,862.00

TRANSPORTATION-WAIVER REQUESTED

6007616 100% FTA Funding – To Provide DDOT Shoemaker Roof Repair and Replacement. – Contractor: MacDermott Roofing, Inc– Location: 9301 Southfield Detroit, MI 48228 – Contract Period: Upon City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$331,800.00

Funding:

Account String: **5303-13888-207078-631100**
Fund Account Name: **Transportation Grants Fund**
Appropriation Name: **FY 12/13 Section 5307 grant MI-90-X605-03**
Funds Available: **\$ 2,299,537 as of February 20, 2026**

Tax Clearances Expiration Date: **5-16-2026**

Contributions and Expenditures Statement:

Signed: **8-20-26** Contributions: **none**

Consolidated Affidavits

Date signed: **8-20-26**

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

Bid Information

RFP opened on 9/25/2025 and closed on 10/2/2025, 484 Invited Suppliers. 4 Bids Received.

Bids were evaluated based upon Experience & References [35 points]; Project Schedule [35 points]; Qualifications [15 points]; Cost Proposal [15 points]. Total Maximum points are 100 points.

Upon careful review, My Mother’s Trucking was deemed non-responsive because the Vendor did not meet the minimum qualifications of five years’ experience and the Vendor did not provide a bid bond. The other bidders were deemed responsive and responsible.

All Bids:

MacDermott Roofing, Inc	[100 points]
Professional Contracting	[66 points]
Sterling Construction	[32 points]

Contract Details:

Vendor: MacDermott Roofing, Inc	Bid: Highest Ranked
End Date: 2 Years from approval	Amount: \$331,800

Services:

- The vendor will complete the necessary replacement and repairs needed for indicated building roofs.
- The vendor will be required to manage the existing roof assessment, engineering, and execution of required work to achieve project goals.
- Close coordination with Construction and Demolition (CDD) staff will be required throughout the process.
- The vendor is 100% responsible for completing all project phases, assessments, permits, and execution of the roofing work for the building (5149 Saint Jean St – Shoemaker Garage).
- Project Locations: Shoemaker Terminal –5149 Saint Jean St, Detroit, MI. Bay A, Line 21 & 22

Contract Discussion continues on the next page

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- **Garage #3:**

The project surface area consists of roof installation for approximately 18,000 SF. The new roofing installation should be of Duro-Last Roof System or equivalent.

- **Due to saturation, remove approximately 1,000 SF (verify measurements on site.) of existing roof down to steel decking.**
 - **Remove & replace approx. 200SF of B-type steel decking.**
 - **Install fill insulation over tear-off area to bring back to original thickness.**
 - **Cut all rooftop blisters, as needed.**
 - **Clear the rooftop of all debris and dispose of it appropriately.**
 - **Provide and mechanically install EPS insulation board over existing BUR grave roof throughout.**
 - **Provide and install any new support under the conduct lines as required.**
 - **Provide and install 50 mil, White, Duro-Last Roof System or equivalent, to cover all roof fields, curbs, parapets, and walls in accordance with the Manufacturer’s specifications.**
 - **Approximately 18,000 SF (quantity to be validated on site by vendor).**
 - **All parapet walls should be encapsulated with Duro-Last field membrane.**
 - **Provide and install Duro-Last or equivalent walkway pads to match existing walk pad layout.**
 - **Verify liner feet on site.**
 - **Provide and install Duro-Last or equivalent walkway pads to all HVAC units. Verify liner feet on site.**
 - **Provide and install Duro-Last or equivalent walkway pads at roof top access points.**
 - **Provide and install additional membrane beneath all conduit supports.**
 - **Provide and install Duro-Last or equivalent flashing membrane for all projections.**
 - **Finish units and wall flashing by providing and installing Duro-Last termination bar throughout**
 - **Provide and install Duro-Last or equivalent 1³/₄” standard fascia bar and covers as required.**
 - **Provide and install pitch pans to all applicable thru-roof conduit lines.**
 - **Provide and install Duro-Last drain boots to flash into existing drains.**
 - **Provide and install new dome strainers to all existing drain locations.**
- **The installation must include a 20-year Manufacturer’s Labor Warranty and a 20-year Manufacturer’s Materials Warranty.**
 - **Garage #10:**
The project surface area consists of roof installation for approximately 10,000SF. The new roofing installation should be of Duro-Last Roof System or equivalent.

TRANSPORTATION- *WAIVER REQUESTED*

6007616 100% FTA Funding – To Provide DDOT Shoemaker Roof Repair and Replacement. – Contractor: MacDermott Roofing, Inc– Location: 9301 Southfield Detroit, MI 48228 – Contract Period: Upon City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$331,800.00

Services-continued:

- **Due to saturation, remove approximately 300 SF (verify measurements on site.) of existing roof down to steel decking.**
- **Remove & replace approx. 100SF of steel decking.**
- **Install fill insulation over tear-off area to bring back to original thickness.**
- **Cut all rooftop blisters, as needed.**
- **Clear the rooftop of all debris and dispose of it appropriately.**
- **Provide and mechanically install EPS insulation board over existing BUR grave roof throughout.**
- **Provide and install any new support under the conduct lines as required.**
- **Provide and install 50 mil, White, Duro-Last Roof System or equivalent, to cover all roof fields, curbs, parapets, and walls in accordance with the Manufacturer’s specifications.**
- **Approximately 10,000 SF (quantity to be validated on site by vendor).**
- **All parapet walls should be encapsulated with Duro-Last or equivalent field membrane.**
- **Provide and install Duro-Last or equivalent walkway pads to all HVAC units. Verify liner feet on site.**
- **Provide and install Duro-Last or equivalent walkway pads at roof top access points.**
- **Provide and install additional membrane beneath all conduit supports.**
- **Provide and install Duro-Last or equivalent flashing membrane for all projections.**
- **Finish units and wall flashing by providing and installing Duro-Last termination bar throughout**
- **Provide and install Duro-Last or equivalent 1¾” standard fascia bar and covers as required.**
- **Provide and install Duro-Last or equivalent drain boots to flash into existing drains.**
- **Provide and install new dome strainers to all existing drain locations.**

- **The installation must include a 20-year Manufacturer’s Labor Warranty and a 20-year Manufacturer’s Materials Warranty.**

- **Assessment**
 - **The Vendor will Complete a visual inspection and a walk-thru to assess the site and both buildings and prepare complete report for the status of the existing roof and associated services.**
 - **Provide a written technical report supported with photos along with risk assessment to the existing conditions and recommendation on the priority of works that need to be completed to support achieving the project goals.**
 - **The Vendor must provide all detailed photo documentation of existing conditions and verification of measurements on-site prior to the start of work.**

- **Permits**
 - **Provide any required permits and any necessary documents to obtain permits. The contractor is responsible for all permits, and the cost should be included in the pricing.**

Contract Discussion continues on the next page

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Services-continued:

- **The vendor must be in compliance with City of Detroit building codes and OSHA regulations, with all permit costs included in the pricing.**
- **The Vendor Provide all necessary staffing and equipment necessary to fully execute the completion of this project.**
- **The Vendor will provide all necessary dumpsters and tools necessary to maintain the project site and any supporting areas impacted by the work.**
- **The Vendor will Keep the site clean and free of any trash or construction debris throughout construction daily and provide a final clean throughout the entire work site, this to include cleaning out all roof gutters.**
- **The Vendor will provide any necessary cover to protect the interior from dust and/or water during the installation.**
- **At the completion of construction, the vendor will perform all final project walk-throughs with the CDD project manager, facilities maintenance staff, and building occupant representative for final Owner acceptance of the project.**
- **The Vendor must confirm that as-built drawings, O&M manuals, and spare materials are delivered at project completion including providing training or guidance for DDOT maintenance staff on roof upkeep.**

Fees:

Department	Location	Building	Fee ¹	Unit of Measure
DDOT	5149 SAINT JEAN ST – SHOEMAKER GARGE	Garage #3	\$ 184,231.00	Entire Roof Per Scope (Lump Sum)
DDOT	5149 SAINT JEAN ST – SHOEMAKER GARGE	Garage #10	\$ 115,101.00	Entire Roof Per Scope (Lump Sum)
DDOT		Owner's Contingency	\$ 20,000.00	Do not edit

Department	Location	Building	Cost difference from the base bid	Plus Base	Unit of Measure
DDOT	5149 SAINT JEAN ST – SHOEMAKER GARGE	Garage #3 - ALTERNATE 1-1	\$125,927.00	\$310,158.00	Entire Roof Per Scope (Lump Sum)
DDOT	5149 SAINT JEAN ST – SHOEMAKER GARGE	Garage #10 - ALTERNATE 2-1	\$57,954.00	\$173,055.00	Entire Roof Per Scope (Lump Sum)

Additional Information:

The Vendor is certified as Detroit Based Business and Detroit Small Business until August 28, 2026.

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on February 24, 2026