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TO: The Honorable City Council

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: May 12, 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 May 12, 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

TO: THE HONORABLE CITY COUNCIL

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: May 12, 2026

RE: **CONTRACTS, & PURCHASE ORDERS SUBMITTED FOR THE WEEK OF MAY 12, 2026**

POLICE

6004334-A1 100% City Funding – AMEND 1 – To Provide an Extension of Time and an Increase of Funds for the Subscription Based Gunshot Detection, Location, and Forensic Analysis Service. – Contractor: Soundthinking, Inc. – Location: 39300 Civic Center, Suite 300, Fremont, CA 94538 – Previous Contract Period: October 11, 2022 through June 30, 2026 – Amended Contract Period: October 11, 2022 through March 31, 2027 – Contract Increase Amount: \$2,058,778.00 – Total Contract Amount: \$9,058,788.00

Funding

Account String: **1001-05185-350890-617900**
Fund Account Name: **General Fund**
Appropriation Name: **Non Dept Risk Management**
Available Funds: **\$26,086,072 as of May 8, 2026**

Tax Clearances Expiration Date: **4-30-27**

Political Contributions and Expenditures Statement:
5-6-26 Contributions: **none**

Consolidated Affidavits

Date signed:**5-6-26**

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

Bid Information:

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Soundthinking, Inc.**
Amount: **+\$2,058,778; Total \$9,058,788.00** End Date: **add 9 months through March 31, 2027**

Services/Fees-at time of approval:

- **Shotspotter is a firearm discharge identifier based upon the acoustics of a gunshot.**
- **Sensors placed in areas will notify firearm discharge. The area will be identified by the sensors for law enforcement response. This contract provides for an expanded coverage of the City's current ShotSpotter range of about 6.48 square miles for detection to add approximately 28 square miles for a total of 34.48 square miles of range.**
- **This analysis subscription service will provide critical real-time gunfire intelligence to aid in the reduction of gun violence in the City by identifying more gunshot incidents and improved response times. The Subscription Services will be integrated into the City's current security management technology and will work in concert with the City's focused deterrence model which has had demonstrable success in reducing gun violence.**
- **The subscription services also include forensic reports including reviewed reports of incidents, which can be used in court, but must be requested in writing as addressed to the contractor (***not included in this contract, but available through contract 6003161), and deliverable usually within 10 days.**

Contract discussion continued on next page

The Honorable City Council Teeter Report
 Contracts Submitted to City Council for Formal Session on May 12, 2026

POLICE *Continued*

6004334-A1 100% City Funding – AMEND 1 – To Provide an Extension of Time and an Increase of Funds for the Subscription Based Gunshot Detection, Location, and Forensic Analysis Service. – Contractor: Soundthinking, Inc. – Location: 39300 Civic Center, Suite 300, Fremont, CA 94538 – Previous Contract Period: October 11, 2022 through June 30, 2026 – Amended Contract Period: October 11, 2022 through March 31, 2027 – Contract Increase Amount: \$2,058,778.00 – Total Contract Amount: \$9,058,788.00

The contractor provides expert witness testimony, if needed.

Training is also included with an embedded within DPD for success with consistent and quality training of DPD personnel. Training will be molded in a combination Instructor Lead, Train-the Trainer, online and work with DPD to train based upon personnel availability.

Contractor shall submit invoices in accordance with the following payment schedule:

- 50% of Year 1 fees due upon execution of agreement (\$770,000)
- 50% of Year 1 fees due upon ShotSpotter activation (live) status (\$770,000)
- 100% of Year 2 fees due prior to 1st anniversary of ShotSpotter live status (\$1,680,000)
- 100% of Year 3 fees due prior to 2nd anniversary of ShotSpotter live status (\$1,820,000)
- 100% of Year 4 fees due prior to 3rd anniversary of ShotSpotter live status (\$1,960,000)

Expert Witness Services \$350.00 per hour. Expert Witness Services are available upon request and will be billed separately, including travel expenses.

The Contractor will provide the Subscription Services that, at a minimum, will include the following Areas:



Figure 1: Proposed ShotSpotter Coverage Area Expansion = 28 square miles

		mi ²			mi ²
	Area 1	8.54		Area 5	2.45
	Area 2	1.70		Area 7	3.89
	Area 3	2.22		Area 9	3.08
	Area 4	4.23		Area 10	1.05
				Area 11	0.88

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on May 12, 2026

HOUSING AND REVITALIZATION

6005583-A2 70% ARPA 30% CDBG Funding – AMEND 2 – To Update Terms and Conditions for the Incentive Portal System. – Contractor: Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software– Location: 423 Piedmont Road Northeast Suite 420 Atlanta, GA 30305 – Previous Contract Period: April 9, 2024 through June 30, 2029 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,180,000.00

Funding

Account String: **3923-22002-310110-617900**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - City Services & Infrastructure**
Available Funds: **\$ 4,675,218 as of May 8, 2026**

Tax Clearances Expiration Date: **4-24-27**
Political Contributions and Expenditures Statement:
Signed: **8-20-25** Contributions: **none**

Consolidated Affidavits

Date signed: **8-20-25**
 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 Revenue Replacement (EC 6).

Bid Information:

None. This is an amendment to an existing agreement.

The term of the contract is being amended - specifically the date for which ARPA dollars are to be spent . ARPA is funding the implementation of Neighborly. Other sources (CDBG) will fund maintenance of the software (i.e. license fees). Without the extension of time, the department may not be able to complete all components of the implementation/build. (Not guaranteed that CDBG will be able to cover.)

Contract Details:

Vendor: **Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software**
Amount: **+\$0.00; Total \$2,180,000** End Date: **June 30, 2029**

Services/Fees-remains the same:

- **The Contractor will provide the System which will be a cloud-based software solution that the City will utilize in administering its Housing and Community Development programs. The City will identify programs that will be supported by the System. Programs will be selected at the discretion of the City.**
- **The Contractor will implement the System which will be stable, secure online cloud-based housing and community development software solution that will be used by the City to manage a variety projects as they relate to housing and community development.**

Contract Discussion continues on the next page

HOUSING AND REVITALIZATION-continued

6005583-A2 70% ARPA 30% CDBG Funding – AMEND 2 – To Update Terms and Conditions for the Incentive Portal System. – Contractor: Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software– Location: 423 Piedmont Road Northeast Suite 420 Atlanta, GA 30305 – Previous Contract Period: April 9, 2024 through June 30, 2029 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,180,000.00

Services/Fees-remains the same:

- **The Contractor will fully host the System using Microsoft’s FedRAMP certified Azure cloud computing platform, storing, processing, and maintaining Data in data centers located in the United States.**
- **The Contractor will make the System available to the City 24 hours a day, 7 days a week, with the exception of regularly scheduled maintenance windows or unavoidable outages as provided in the Service Level Terms.**
- **The Contractor will make the System accessible by any modern browser.**
- **The Contractor will provide System access to 200 named users, with permissions determined by the City.**
- **The Contractor will implement the Neighborlytics, which is Contractor’s analytics and reporting data-as-a-service platform used for reporting.**
- **The Contractor will provide unlimited System access for applicants and applications.**
- **The Contractor will provide Participant Portal integration with the Google translate plugin for language selection.**
- **The Contractor will provide administrative and end-user training as described below.**
- **The Contractor will provide integration of consistent system functionality for interfaces.**
- **The Contractor will provide Data conversion and import of legacy Data into the System.**
- **The Contractor will provide 30 hours of reporting and dashboard development using Power BI, a Microsoft reporting and analytics tool.**
- **The Contractor will host weekly status meetings which will be used to review and update the project work plan and review open risks and issues.**
- **The Contractor will distribute weekly project status reports to key City stakeholders.**
- **The Contract will provide Virtual Go-Live Training up to eight (8) Hour training sessions that trains administrators through all the software’s functionality.**
- **The Contractor will provide Advanced Administrator Training Up to 3 four-hour virtual training sessions that review advanced configuration functionality for users that have permissions to change application fields, create word and email templates, update user permissions, change annual income limits, create new grant years, etc.**
- **The Contractor will provide Virtual Third-Party Training Up to 3 Thirty-minute online training sessions typically offered to third parties prior to the start of each application cycle and prior to the start of third parties using the software for draw requests and reporting. The training is recorded and can be posted to a website.**
- **The Contractor will provide User Guides. All stakeholders (e.g. administrators, third parties, developers, reviewers) have access to user guides that highlight software functionality specific to their role.**

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HOUSING AND REVITALIZATION-continued

6005583-A2 70% ARPA 30% CDBG Funding – AMEND 2 – To Update Terms and Conditions for the Incentive Portal System. – Contractor: Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software– Location: 423 Piedmont Road Northeast Suite 420 Atlanta, GA 30305 – Previous Contract Period: April 9, 2024 through June 30, 2029 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,180,000.00

Services/Fees-remains the same:

#	Description	Number of Units	Unit Price	Total Price	Notes
Category A – One Time Fees					
1	Services	24	\$8,000	\$192,000	Implementation of up-to 24 Programs
2	Training	1	\$24,000	\$24,000	Phase 1 – Programs 1-4 - 12 hours of instruction for admins, 90 minutes of training for third parties. Phase 2 – Programs 5-8 - 12 hours of instruction for admins, 90 minutes of training for third parties. Phase 3 – Programs 9-12 - 12 hours of instruction for admins, 90 minutes of training for third parties. Phase 4 – Programs 13-16 - 12 hours of instruction for admins, 90 minutes of training for third parties. Phase 5 – Programs 17-20 - 12 hours of instruction for admins, 90 minutes of training for third parties. Phase 6 – Programs 21-24 - 12 hours of instruction for admins, 90 minutes of training for third parties.
3	Data Conversion/Upload	24	\$2499	\$59,976	Data conversion and upload for 24 programs.
4	Interface Costs – Neighborlytics	1	\$10,000	\$10,000	Data as a Service Module
5	Data Upload Cost – Arc GIS	1	\$7,500	\$7,500	Arc GIS Data Upload
6	Interface Costs – Centralized Address Database	1	\$7,500	\$7,500	Centralized Address Database
7	Payment File Import/Export	1	\$12,000	\$12,000	Custom Payment File for import/export
8	Power BI Development Package	1	\$6,000	\$6,000	30 Hours of Power BI Development
Total One Time Fees				\$318,976	
Category B – Annual Fees					
9	License for up to 120 Named Users	1	\$216,000	\$216,000	Year 1
10	Neighborlytics Data as a Service	1	\$10,000	\$10,000	Year 1
Year 1 Annual Fee Total				\$226,000	

Contract Discussion continues on the next page

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HOUSING AND REVITALIZATION-continued

6005583-A2 70% ARPA 30% CDBG Funding – AMEND 2 – To Update Terms and Conditions for the Incentive Portal System. – Contractor: Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software– Location: 423 Piedmont Road Northeast Suite 420 Atlanta, GA 30305 – Previous Contract Period: April 9, 2024 through June 30, 2029 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,180,000.00

Services/Fees-remains the same:

Year 1 Annual Fee Total				\$226,000	
11	License for up to 120 Named Users	1	\$216,000	\$216,000	Year 2
12	Neighborlytics Data as a Service	1	\$10,000	\$10,000	Year 2
Year 2 Annual Fee Total				\$226,000	
13	License for up to 120 Named Users	1	\$216,000	\$216,000	Year 3
14	Neighborlytics Data as a Service	1	\$10,000	\$10,000	Year 3
Year 3 Annual Fee Total				\$226,000	
15	License for up to 120 Named Users	1	\$216,000	\$216,000	Year 4
16	Neighborlytics Data as a Service	1	\$10,000	\$10,000	Year 4
Year 4 Annual Fee Total				\$226,000	
17	License for up to 120 Named Users	1	\$216,000	\$216,000	Year 5
18	Neighborlytics Data as a Service	1	\$10,000	\$10,000	Year 5
Year 5 Annual Fee Total				\$226,000	
Contract total without options				\$1,448,976.00	
Category C – Options (not guaranteed business)					

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
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HOUSING AND REVITALIZATION-continued

6005583-A2 70% ARPA 30% CDBG Funding – AMEND 2 – To Update Terms and Conditions for the Incentive Portal System. – Contractor: Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software– Location: 423 Piedmont Road Northeast Suite 420 Atlanta, GA 30305 – Previous Contract Period: April 9, 2024 through June 30, 2029 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,180,000.00

Services/Fees-remains the same:

Year 5 Annual Fee Total			\$226,000	
Contract total without options			\$1,448,976.00	
Category C – Options (not guaranteed business)				
19	Additional licenses per user	1	\$1,800	\$1,800 per user
20	Additional Data Conversion/Upload, as needed		Minimum of \$5,000 per data set \$150/hr. beyond 40 hours	Minimum of \$5,000 or custom guaranteed pricing based on actual data set
21	Implementation of Additional Programs	1	\$8,000	\$8,000 per program

22	Future Additional Training	1 (day/hour/course)	\$200/hour Virtual Training		\$200 per hour (virtual) or \$200 per hour and \$1,000 per day on premise.
23	Development of a custom payment file for import/export to the City's financial system of record.	1	\$12,000	\$12,000	
24	Optional Professional Services	1 hour	\$250		Examples: Advanced technical support, system optimization / configuration, report writing.
25	Contingency		\$731,024		Contingency added to not to exceed contract amount is based upon anticipated need to purchase options as outlined above.

Milestone #	Milestone / Deliverable	Item	Amount
1	Within 30-days of Effective Date and every 12 months for 5 years	Annual Subscription Fees	\$226,000
2	Within 30-days of City acceptance of satisfactory completion – Phase 1 (4 programs)	Program Implementation Fees (typically 4 programs per phase – cost is \$8,000 per program) It is anticipated the City will have at least 4 Phases.	\$32,000

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
 Contracts Submitted to City Council for Formal Session on May 12, 2026

HOUSING AND REVITALIZATION-continued

6005583-A2 70% ARPA 30% CDBG Funding – AMEND 2 – To Update Terms and Conditions for the Incentive Portal System. – Contractor: Benevate, LLC formerly known as Benevate, Inc. dba Neighborly Software– Location: 423 Piedmont Road Northeast Suite 420 Atlanta, GA 30305 – Previous Contract Period: April 9, 2024 through June 30, 2029 – Contract Increase Amount: \$0.00 – Total Contract Amount: \$2,180,000.00

Services/Fees-remains the same:

Milestone #	Milestone / Deliverable	Item	Amount
3	Within 30-days of City acceptance of satisfactory completion – Phase 2 (4 programs)	Program Implementation Fees (typically 4 programs per phase – cost is \$8,000 per program) It is anticipated the City will have at least 4 Phases.	\$32,000
4	Within 30-days of City acceptance of satisfactory completion – Phase 3 (4 programs)	Program Implementation Fees (typically 4 programs per phase – cost is \$8,000 per program) It is anticipated the City will have at least 4 Phases.	\$32,000
5	City’s acceptance of satisfactory completion of data conversion/upload completed in each program.	Fees for data conversion and upload for programs in each Phase – Invoiced upon completion of each Phase based on actual data/conversions completed in that Phase.	\$59,976
6	Upon Satisfactory Completion of Neighborlytics Setup	Fees for Neighborlytics Data as a Service Module Implementation	\$10,000
7	Centralized address data satisfactorily integrated and City’s acceptance that the look-up feature is functioning as required consistently.	Fees for Centralized Database Interface	\$7,500
8	Arc GIS data satisfactorily uploaded and City’s acceptance that the look-up feature is functioning as required consistently.	Fees for ArcGIS Data Upload	\$7,500
9	City’s acceptance of satisfactory completion of import/export of payment flat file as determined by the City.	Fees for Payment File Import/Export Development	\$12,000
10	City’s acceptance of satisfactory completion of Power BI Development	Fees for Power-BI Development	\$6,000
Milestone #	Milestone / Deliverable	Item	Amount
11	City’s acceptance of satisfactory completion of training for administrators and third parties	Fees for Training - \$4000 per phase – Invoiced at the completion of each Phase.	\$24,000

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION-*waiver requested*

6006215-A3 82% ARPA/18% UTGO Funding – AMEND 3 – To Provide an Extension of Time and to Provide Additional Contract Language for Construction Services for DFD Annex Additions at Three (3) Existing Fire Stations. – Contractor: Major Contracting Group, Inc. – Location: 12222 Greenfield Road, Detroit, MI 48227 – Contract Period: May 21, 2024 through June 30, 2026 – Amended Contract Period – May 21, 2024 through December 31, 2026 – Total Contract Amount: \$6,401,815.62.

Funding

Account String: **3923-22014-240314-617900**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - Public Safety**
Funds Available: **\$ 3,850,939 as of May 8, 2026**

Tax Clearances Expiration Date: **6-10-26**

Political Contributions and Expenditures Statement:

Signed: **12-17-25**

Contributions: **1 to Former CM in 2021; 1 to Former CM in 2022; 3 to Current Mayor in 2025**

Consolidated Affidavits

Date signed: **12-17-25**

- Covenant of Equal Opportunity
- Hiring Policy Compliance;
- Employment Application 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 Public Health (EC 1).

Bid Information:

None. This is an amendment to an existing agreement.

Contract Details:

Vendor: **Major Contracting Group, Inc.**

End Date: **adds 6 months through December 31, 2026** Amount: **Total \$6,401,815.62**

Services-at time of approval:

The Detroit Fire Department (DFD) plans to construct EMS annexes at three strategic locations:

- 1. Engine 55 (18140 Joy Road)**
- 2. Engine 57 (13960 Burt Road)**
- 3. Engine 60 (19701 Hoover St).**

The annexes will sustainably expand DFD’s current capacity and increase available medical emergency response services. Each annex will be approximately 3,000 sq. ft. and ideally, will be attached or constructed immediately adjacent to the existing station. Improvements include one to two apparatus bays, a day room, eating room, classroom with office space, and a bathroom.

Engine 55 - 18140 Joy Rd (2 additional bays):

This location is an existing two-story fire station. Two additional lots have been acquired to the north of the existing parking lot at 8832 & 8840 Ashton (Parcel IDs 22074821 and 2207482); the lots’ combined dimensions are 109’ x 76’. The scope of work for this location will include the construction of the annex large enough for 2 apparatus bays and new fenced parking on the lots, allowing the annex to be placed adjacent to the station. Additional site development may be included in the scope of the project.

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-*waiver requested*

6006215-A3 82% ARPA/18% UTGO Funding – AMEND 3 – To Provide an Extension of Time and to Provide Additional Contract Language for Construction Services for DFD Annex Additions at Three (3) Existing Fire Stations. – Contractor: Major Contracting Group, Inc. – Location: 12222 Greenfield Road, Detroit, MI 48227 – Contract Period: May 21, 2024 through June 30, 2026 – Amended Contract Period – May 21, 2024 through December 31, 2026 – Total Contract Amount: \$6,401,815.62.

Services-at time of approval:

Engine 57 - 13960 Burt Rd (2 additional bays)

This location is an existing two-story fire station. Two additional lots have been acquired to the south of the existing building at 13930 & 13942 Burt Road (parcels 22017536-41 and 22107542). The lots have combined dimensions of 100' x 148'. The scope of work for this location will include the construction of an annex large enough to hold 2 apparatus bays and newly fenced parking on the lots. Additional site development may be included in the scope of the project.

Engine 60 - 19701 Hoover (1 additional bay)

This location is an existing two-story fire station. One additional lot has been acquired to the west of the existing building across the adjacent alley, 19706 Albion (Parcel 17014297-8); the lot's dimensions are 107' x 70'. The scope of work for this annex will include the construction of the annex large enough for 1 apparatus bay and new fenced parking on the lot allowing the annex to be located adjacent to the station. Additional site development may be included in the scope of the project.

The Contractor will be responsible for performing, in a satisfactory and proper. The contractor will work in tangent with the city's selected architect and engineering firm. The 60% of the construction documents are projected to be completed by the end of May and 100% CD by July 1, 2024.

Building and trade permits and all City requirements are the responsibility of the contractor/subcontractors.

Pre-Construction Services:

- During the design phase the selected contractor will be working in tangent with the city's selected architect and engineering firm. Assume the design period will be from the notice to proceed until June 1, 2024.
- The Contractor will be responsible for attending pre-construction and design meetings at least once a month.
- The Contractor to provide an estimate of Probable Construction Cost during the schematic design phase, design development and 60% CD.
- The contractor will provide suggestions for value engineering throughout the design process.
- The contractor will provide quotes for the final bid package/100% construction documents.

Contract Discussion continues on the next page.

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION-waiver requested

6006215-A3 82% ARPA/18% UTGO Funding – AMEND 3 – To Provide an Extension of Time and to Provide Additional Contract Language for Construction Services for DFD Annex Additions at Three (3) Existing Fire Stations. – Contractor: Major Contracting Group, Inc. – Location: 12222 Greenfield Road, Detroit, MI 48227 – Contract Period: May 21, 2024 through June 30, 2026 – Amended Contract Period – May 21, 2024 through December 31, 2026 – Total Contract Amount: \$6,401,815.62.

Services-at time of approval:

Construction Services

- **The Contractor will be responsible for implementing the approved designs with work that meets or exceeds code and contract compliance.**
- **The Contractor will provide all labor, equipment, materials, supervision, and other services necessary to complete the scope of work.**
- **Construction should be completed using the latest standards and current best practices to ensure long-term sustainability.**

- **The program for each annex will include: 1-2 apparatus bays, a day room, an eating room, classroom and office space, and a bathroom. The build-out scope will include site work, site utilities, MEP, building envelope, interior finishes, equipment installation, electrical, plumbing, Mechanical, Flooring, Doors, Windows, and site restoration.**

Fee-remains the same:

DFD Annex Design Build - Price Proposal - Attachment C		
DO NOT EDIT ANY OF THE B COLUMNS - THESE ARE CALCULATED FIELDS		
Items	Value - Costs	Comments
1. Mark Up Fee	\$ 333,000.00	if construction cost is approx. \$4.15M
2. General Conditions - specify duration	\$ 415,000.00	Please note the construction duration of the GC's. This is to include Insurance, Bond, staffing, and mobilization cost. DURATION - 14 Months

Construction Manager's Project Personnel	*Hourly Rate*	*Provide Fully Burdened Labor Rates*
Project Director	\$ 195.00	
Project Manager	\$ 140.00	
Project Superintendent	\$ 140.00	
Project Engineer	\$ 95.00	
Project Estimator	\$ 135.00	
Accounting	\$ 110.00	
Clerical	\$ 75.00	
Journeyman for General Contractor	\$ 85.00	
Laborer	\$ 75.00	
Finisher	\$ 90.00	
Operator	\$ 95.00	
Others:	\$ -	
Others:	\$ -	

Contract Discussion continues on the next page.

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on May 12, 2026

CONSTRUCTION AND DEMOLITION-*waiver requested*

6006215-A3 82% ARPA/18% UTGO Funding – AMEND 3 – To Provide an Extension of Time and to Provide Additional Contract Language for Construction Services for DFD Annex Additions at Three (3) Existing Fire Stations. – Contractor: Major Contracting Group, Inc. – Location: 12222 Greenfield Road, Detroit, MI 48227 – Contract Period: May 21, 2024 through June 30, 2026 – Amended Contract Period – May 21, 2024 through December 31, 2026 – Total Contract Amount: \$6,401,815.62.

Updated contract language:

- **All ARPA funds must be expended no later than October 31, 2026 (“ARPA spend deadline”) and Contractor agrees to submit all ARPA invoices within thirty (30) days after that date.”**
- **All ARPA funds must be expended no later than December 31, 2026 (“ARPA spend deadline”) and Contractor agrees to submit all ARPA invoices within thirty (30) days after that date.”**

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on May 12, 2026

CONSTRUCTION & DEMOLITION -*waiver requested*

6006502-A2 100% ARPA Funding – AMEND 2– To Provide an Extension of Time and Increase of Funds Only for Design-Build Service for the Design, Engineering, and Construction/Renovation to the Mt. Elliott Senior Community Center for the Neighboring Community. – Contractor: DMC Consultants, Inc. – Location: 13500 Foley Street, Detroit, MI 48227 – Previous Contract Period: October 29, 2024 through June 30, 2026 – Amended Contract Period: October 29, 2024 through September 30, 2026 – Contract Increase Amount: \$300,000.00– Total Contract Amount: \$3,943,687.00.

Funding

Account String: **3923-22007-470010-617900**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - Neighborhood Investments 3**
Available Funds: **\$361,145 as of May 8, 2026**

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

Political Contributions and Expenditures Statement:
4-29-26 Contributions: **1 to Mayor in 2021,**
1 to Former CM in 2024

Consolidated Affidavits

Date signed:**4-29-26**
 Covenant of Equal Opportunity
 Hiring Policy Compliance;
Employment Application Complies
 Slavery Era Records Disclosure
 Prison Industry Records Disclosure
 Immigrant Detention System Record Signed:
Disclosure

Bid Information:

None. This is an amendment to an existing agreement to extend the contract duration until September 30, 2026, and increase funds.

Contract Details:

Vendor: **DMC Consultants, Inc.**
Amount: **+\$300,000; Total \$3,943,687** End Date: **add 3 months through September 30, 2026**

Background:

The city’s goal is to provide a community resource for local residents to engage in gatherings and programs indoors with large and small gathering rooms for multi purposes.
The Area of East Fort Street and Lafayette were historically a residential neighborhood and over the course of the Early 20th century, the area became more and more industrial with the rail lines just one block to the East. The 1922 Sanborn Maps show mostly wood framed houses, and the 654 Mt Elliott/6320 East Fort Street address is a wood framed building used for “Sherardizing”, which is an early term for metal finishing.

The existing building is located at 654 Mt Elliott. The structure is an ad-hoc Masonry building with newly installed face brick and masonry throughout. It has high bays at the rear of the building and exposed wood framing for the roof structure. A small portion of the building in the southwest corner has been remodeled for an office area. At the rear of the building is a fenced lot area. The scope includes 4 adjacent parcels, which include 710 Mt Elliott, 716 Mt Elliott, 6327 E Fort, and 6335 E Fort. The 4 parcels will need to be combined and legalized as a parking area for the community center. The lot is part of a zoned Special District #4 Riverfront mixed use (SD4).

The site is located in Islandview, which is in District 5 and is adjacent to Elmwood Park, Rivertown, West Village, and Kettering. Martin Luther King Jr High School and its athletic field is directly across the Boulevard of Mt Elliott.

Contract Discussion continues on the next page

CONSTRUCTION & DEMOLITION -*waiver requested-continued*

6006502-A2 100% ARPA Funding – AMEND 2– To Provide an Extension of Time and Increase of Funds Only for Design-Build Service for the Design, Engineering, and Construction/Renovation to the Mt. Elliott Senior Community Center for the Neighboring Community. – Contractor: DMC Consultants, Inc. – Location: 13500 Foley Street, Detroit, MI 48227 – Previous Contract Period: October 29, 2024 through June 30, 2026 – Amended Contract Period: October 29, 2024 through September 30, 2026 – Contract Increase Amount: \$300,000.00– Total Contract Amount: \$3,943,687.00

Background-continued:

The City of Detroit Construction and Demolition Department (CDD) is seeking a Design-Build Contractor to design and construct 5 parcels to create a 6,650 square foot community center in an existing building and create a parking lot on the adjacent land north of the building across East Fort Street. The major improvement components and tasks for this project consists of : Flexible space for use as event rooms large and small, Kitchenette area, offices to support programming, reception desk, bathroom renovation, plumbing upgrades as needed, HVAC upgrades as needed, Structural modifications as needed, new finishes throughout the building, Electrical upgrades as needed, provide and install a new fenced asphalt parking lot, Design/Landscape for parking area and building frontage/main entrance, new utilities as required for change of use- to be verified by architect.

- Provide design-build services for the design, engineering, and construction/renovation of an existing former light manufacturing building into a Senior Community Center for the neighboring community to achieve the Mt Elliott Community Center Fast-Track. The vendor will design and construct 5 parcels to create a 6,650 square foot community center in an existing building and create a parking lot on the adjacent land north of the building across East Fort Street. The major improvement components and tasks for this project consists of:
- Flexible space for use as event rooms large and small.
- Kitchenette area
- Offices to support programing
- Reception desk
- Bathroom renovation
- Plumbing upgrades as needed
- HVAC upgrades as needed
- Structural modifications as needed
- New finishes throughout the building
- Electrical upgrades as needed
- Provide and install a new fenced asphalt parking lot
- Design/Landscape for parking area and building frontage/main entrance
- New utilities as required for change of use – to be verified by architect
- The Vendor will be responsible for 100% complete construction documents, project manage the development of assessment/engineering, rezone, schematic design, and construction build out from approved plans.

Contract Discussion continues on the next page

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CONSTRUCTION & DEMOLITION -*waiver requested*

6006502-A2 100% ARPA Funding – AMEND 2– To Provide an Extension of Time and Increase of Funds Only for Design-Build Service for the Design, Engineering, and Construction/Renovation to the Mt. Elliott Senior Community Center for the Neighboring Community. – Contractor: DMC Consultants, Inc. – Location: 13500 Foley Street, Detroit, MI 48227 – Previous Contract Period: October 29, 2024 through June 30, 2026 – Amended Contract Period: October 29, 2024 through September 30, 2026 – Contract Increase Amount: \$300,000.00– Total Contract Amount: \$3,943,687.00

Fees:

- **Assessment \$13,288**
- **Schematic Design \$48,236**
- **Design Development \$68,724**
- **Construction Documents \$75,912**
- **Construction Due Care Plan Documentation \$6,500**
- **Awardee Markup Fee for Phase 1 if applicable \$39,616**
- **Due Care Documentation Compliance \$1,000**
- **Due Care Plan for Maintenance and Operation Post Construction \$5,500**
- **Construction Management Fee \$115,000**
- **Anticipated General Conditions \$255,000**
- **Owner's Contingency \$300,000**
- **Subtotal \$928,776**
- **Hourly Rates: 17 various positions ranging from \$80 per Hour for Accounting work to \$240 per Hour for Principal A/E Project Personnel.**

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION-waiver requested

6004587-A6 100% ARPA Funding – AMEND 6 – To Provide an Extension of Time and Increase of Funds for Youth Wages and Program Support for the Grow Detroit Youth Talent Program (GDYT) – Contractor: Detroit Employment Solutions Corporation – Location: 115 Eskine Street, 2nd Floor, Detroit, MI 48201 – Previous Contract Period: July 29, 2022 through June 30, 2026 – Amended Contract Period: July 29, 2022 through September 30, 2026 – Contract Increase Amount: \$5,000,000.00 – Total Contract Amount: \$31,448,000.00

Funding:

Account String: **3923-22016-330115-617900**
Fund Account Name: **American Rescue Plan Act-ARPA**
Appropriation Name: **ARPA - Small Business Support**
Funds Available: **\$121,775 as of May 8, 2026**

Tax Clearances Expiration Date: **11-3-26**

Political Contributions and Expenditures Statement:

Signed: **4-30-26** Contributions: **Multiple**

Consolidated Affidavits

Date signed: **4-30-26**

- 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 Summer Youth Employment Program will provide work experiences with career pathways internships and occupational training to Detroit youth, 14 to 24 years of age.

The Program is a large-scale joint effort of the City and community partners, working together with corporate and philanthropic leaders to help Detroit youth and young adults obtain meaningful employment and training opportunities.

Through the program, youth may be matched with employers who are willing to hire them permanently if they demonstrate the skills, interest, and a willingness to remain employed. The program provides career exploration, paid work experiences, credential training, and exposure to high-growth, high-demand occupations through apprenticeships, professional internships, and vocational experiences.

Youth may work for up to 120 hours over six weeks during the summer. Participants are provided with comprehensive exposure to the world of work in vetted, youth-friendly environments with a focus on positive, safe activities.

Bid Information:

None. This is an amendment to an existing agreement.

The previous amendment was only meant to serve youth through the year 2025 program; however, 2026 programming year is being added which is why there's a need for additional funding.

The Department is adding the cost of executing this program for 8,000+ youth for another summer session, which is starting earlier (meaning a longer program) than years past to provide more experience for the youth.

Contract Details:

Vendor: **Detroit Employment Solutions Corporation**

End Date: **adds 3 months through September 30, 2026**

Amount: **+\$5,000,000 Total \$31,448,000**

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-*waiver requested-continued*

6004587-A6 100% ARPA Funding – AMEND 6 – To Provide an Extension of Time and Increase of Funds for Youth Wages and Program Support for the Grow Detroit Youth Talent Program (GDYT) – Contractor: Detroit Employment Solutions Corporation – Location: 115 Eskine Street, 2nd Floor, Detroit, MI 48201 – Previous Contract Period: July 29, 2022 through June 30, 2026 – Amended Contract Period: July 29, 2022 through September 30, 2026 – Contract Increase Amount: \$5,000,000.00 – Total Contract Amount: \$31,448,000.00

Services/Fees-at time of approval:

- **Services will be provided to Detroit residents determined eligible within the ages of 14-24 and willing to work part-time over a 6-week period between July 1 and September 1, or on a schedule feasible for students attending public, charter or private schools in Detroit during the school year. Participants in Detroit.**
- **Summer Youth Employment Program will be paid between \$10 and \$15 per hour, bi-weekly.**
- **Employers acting as host sites also benefit as they are connected to local, informed, and trained youth. The program aims to service 8,000 youth each summer who will be placed with approximately 90 employers acting as host sites. DESC will be administering the Summer Youth Employment Program on behalf of the City of Detroit.**

The program provides meaningful employment opportunities for Detroit’s youth and young adults through its tired-level experiences including:

- **The Career Exploration component introduces young people (typically ages 14–16) to first-time work and career opportunities through community service, team projects, and job shadowing. This tier is for young people with little or no previous work experience. Worksites include Junior Police, Fire Cadets, and placements at various community-based organizations.**
- **The Ready for Work component focuses on young people (typically ages 16 – 18) with some previous work experience. This tier places youth with a host employer or in a vocational training experience while continuing to build career readiness skills. Worksites include industry-led and pre-apprenticeship trainings.**
- **The Career Pathways Internship component is a competitive internship for young people (typically ages 17-24) with previous work experience who have a desire to focus on a specific career pathway with a host employer. Worksites could include DTE Energy, Blue Cross Blue Shield, Marathon Petroleum, and Accenture**

With the oversight of the City’s Jobs and Economy Team (JET), the subrecipient will be responsible for project implementation and management activities. DESC will provide:

- **Coordination of the Detroit Summer Youth Employment Program;**
- **Facilitation of training;**
- **Transportation services for youth/program participants;**
- **Fund and oversee Detroit Summer Youth Employment Program staff, including but not limited to career specialists, youth coordinators, project managers, employer specialists and admin. staff;**
- **Provide other administrative services, including but not limited to technology functions, providing programming supplies, program insurance, facility rentals and any other Detroit Summer Youth Employment Program related services required by the City.**

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION-waiver requested-continued

6004587-A6 100% ARPA Funding – AMEND 6 – To Provide an Extension of Time and Increase of Funds for Youth Wages and Program Support for the Grow Detroit Youth Talent Program (GDYT) – Contractor: Detroit Employment Solutions Corporation – Location: 115 Eskine Street, 2nd Floor, Detroit, MI 48201 – Previous Contract Period: July 29, 2022 through June 30, 2026 – Amended Contract Period: July 29, 2022 through September 30, 2026 – Contract Increase Amount: \$5,000,000.00 – Total Contract Amount: \$31,448,000.00

Services/Fees-at time of approval:

The following tasks will be provided by DESC:

Task 1: Pre-Program Activities and On-going Project Administration including providing regular status reports/meetings, collaborating with stakeholders to organize work streams; execute participant agreements.

Taks 2: Programming Activities including Kick-off Meeting and Online & Participant Orientation.

Task 3: Work Experience Quality & Safety including preparing guidelines for worksites and businesses; conducting site checks; preparing work sire evaluation scoring criteria; and developing a method to identify and possibly remove sites from the program that fail to meet the scoring criteria.

Task 4: Conduct Post-Award Grant Disbursement & Monitoring Activities including Program Recruitment in coordination with City JET and other designated City departments, and DESC through social media channels, job fairs, etc., announce online application, hold pre-program/pre-work informational sessions, provide DDOT passes if needed; programming activities such as securing partnerships, match participants with work/training, coordinate summer program subrecipient(s), and provide stipends to all program participants biweekly; Financial Management & Grant Compliance.

Task 5: Award Close-out.

A timeline of key programmatic milestones is as follows:

Program Timeline	
Year 1	KEY MILESTONES
January-May	Program Application Open
May-June	Kick-Off Meeting and Participant
May-June	12 hours of Work Readiness Pre-Training for Participants
June	Career Connections Fairs for
June	Participant Orientations
July	Summer Work Experiences Start
August	Summer Work Experiences End
September	Employer and Youth Evaluations
October – December	Recap and Process Planning
January	New Year Implementation Starts

In addition, during the term of this agreement DESC is to meet the following performance schedule each year. If at the start of this agreement key milestone dates have already passed, subrecipient may take up to 30 days to meet those milestone deliverables.

The Subrecipient’s project administrative offices are located at 115 Erskine, Detroit, MI 48201. Administrative hours for the Program Administration services will be 9 AM – 5 PM

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION-waiver requested-continued

6004587-A6 100% ARPA Funding – AMEND 6 – To Provide an Extension of Time and Increase of Funds for Youth Wages and Program Support for the Grow Detroit Youth Talent Program (GDYT) – Contractor: Detroit Employment Solutions Corporation – Location: 115 Eskine Street, 2nd Floor, Detroit, MI 48201 – Previous Contract Period: July 29, 2022 through June 30, 2026 – Amended Contract Period: July 29, 2022 through September 30, 2026 – Contract Increase Amount: \$5,000,000.00 – Total Contract Amount: \$31,448,000.00

Services/Fees-at time of approval:

Detroit Summer Youth Employment Program 2022-2024

Program Elements	ARPA Allocation	Year 1 FY23	Year 2 FY24
Youth Wages (servicing 8,000 youth per program year)	\$8,842,705	\$5,500,000	\$3,117,705
DESC & Connect Detroit Coordinated Programming Contract	\$2,634,800	\$1,500,000	\$1,159,885
Direct Programming costs including DESC Staff Personnel Cost (total staff 22)	\$500,000	\$250,000	\$250,000
Direct / Indirect Costs (supplies, technology, Work Readiness Pre-Training, Marketing, mileage, facilities, internal IT, non-program labor, evaluation, team)	\$297,495	\$250,000	\$247,410
TOTAL	\$12,275,000	\$7,500,000	\$4,775,000

- To meet funding amounts necessary to administer this program, DESC will supplement this budget with additional eligible non-ARPA funding sources.

Additional details to the chart above:

- Youth Wages - The average wages per youth over the 3 Tiers within the program average \$1,560 per youth participant.
- DESC & Connect Detroit Coordinated Programming Contract includes Police and Fire Staff Support, Connect Detroit Summer Youth Employment Contracts, Industry-Led Training and Pre-apprenticeship Provider Contracts, Program-end Youth Competition Incentives, and transportation support services.
- Direct Administrative cost and Indirect cost usually are budgeted at 10% of available funding/award

Detroit Summer Youth Employment Program 2022-2025

Program Elements	Year 1 FY22-FY23	Year 2 FY23-FY24	Year 3 FY24-FY25	Total FY22-FY25
Youth Wages (servicing 8,000 youth per program year)	\$5,750,000	\$3,117,705	\$5,370,602	\$14,238,307
Subrecipient Costs	\$1,500,000	\$1,159,885	\$579,000	\$3,238,885
Direct Programming Costs (DESC Staff, supplies, technology, marketing, mileage, etc.)	\$250,000	\$477,410	\$1,841,271	\$2,568,681
Indirect Costs	—	\$20,000	\$184,127	\$204,127
TOTAL	\$7,500,000	\$4,775,000	\$7,975,000	\$20,250,000

- To meet funding amounts necessary to administer this program, DESC will supplement this budget with additional eligible non-ARPA funding sources. In addition, this budget is preliminary and will be approved by the Chief Financial Officer once eligible de minimis is calculated.

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION-waiver requested-continued

6004587-A6 100% ARPA Funding – AMEND 6 – To Provide an Extension of Time and Increase of Funds for Youth Wages and Program Support for the Grow Detroit Youth Talent Program (GDYT) – Contractor: Detroit Employment Solutions Corporation – Location: 115 Eskine Street, 2nd Floor, Detroit, MI 48201 – Previous Contract Period: July 29, 2022 through June 30, 2026 – Amended Contract Period: July 29, 2022 through September 30, 2026 – Contract Increase Amount: \$5,000,000.00 – Total Contract Amount: \$31,448,000.00

Amendment 6 Services and Fees:

Sixth Amended Exhibit B-Budget

Detroit Youth Employment Program 2022-2026 - Amendment#6 per COD					
Program Elements	Invoice Ref. No.	Amendment #5		Amendment #6 New Budget	
		Total	Budget Reallocation	Total	Updated Total
Direct Programming Costs (DESC Staff, supplies, technology, marketing, mileage, etc)	Program Cost (1)	\$ 3,937,761	\$ 125,000	\$ 535,172	\$ 4,597,933
Subrecipient Costs	Subcontracts (2)	\$ 2,640,805	\$ -	\$ 960,000	\$ 3,600,805
Youth Wages (servicing 8,000 youth per program year)	Program Participant Wages (3)	\$ 17,638,307	\$ 1,253,993	\$ 3,350,000	\$ 22,242,300
Indirect Costs	Program Cost (4)	\$ 1,731,127	\$ (1,328,993)	\$ 154,828	\$ 556,962
Youth Industry Club	Program Cost (5)	\$ 500,000	\$ (50,000)		\$ 450,000
Total		\$ 26,448,000	\$ -	\$ 5,000,000	\$ 31,448,000

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PUBLIC WORKS

6007828 100% Major Street Funding – To Provide the Manufacture and Delivery of Bituminous Aggregate Paving Mixtures – Contractor: Ajax Paving Industries Inc. – Location: 26400 Sherwood, Warren, MI 48091 – Contract Period: Upon City Council Approval for a Period of One (1) Year – Total Contract Amount: \$6,840,000.00

Funding

Account String: **3301-25190-193822-621900**
 Fund Account Name: **Major Street**
 Appropriation Name: **Streets & Rights of Way Management**
 Funds Available: **\$16,854,510 as of May 8, 2026**

Tax Clearances Expiration Date: **12-10-26**
Political Contributions and Expenditures Statement:
3-18-26 Contributions: None

Consolidated Affidavits

Date Signed: **3-18-26**
 Covenant of Equal Opportunity
 Hiring Policy Compliance;
 Employment Application Complies
 Slavery Era Records Disclosure
 Prison Industry Records Disclosure
 Immigrant Detention System Record Signed:
 Disclosure

Bid Information:

Bids opened on March 4,2026; Bids closed on March 18, 2026. 282 Invited Suppliers; 2 Bids Received.

All Bids:

Rank*	Vendor Name	Equalized Price	Unequalized Price
1	Ajax	\$ 6,840,000.00	\$ 6,840,000.00
2	Cadillac	\$ 7,122,150.00	\$ 7,267,500.00

Contract Details:

Vendor: **Ajax Paving Industries Inc** Bid: **Lowest**
 Amount: **\$6,840,000**
 End Date: **Upon City Council Approval for a Period of One (1) Year**

Services:

Vendor will manufacture and deliver to City owned and operated pavers, asphaltic material. The asphalt mixtures shall be leveling (13A Bituminous Mixture) and wearing (36A Bituminous Mixture).

Fees:

Line	Item	UOM	Price	Expiration Date
1	Bituminous Mixture No. 36A (WITH OR WITHOUT RAP)	TON	74.00	
2	Bituminous Mixture No. 13A (WITH OR WITHOUT RAP)	TON	71.00	

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on May 12, 2026

GENERAL SERVICES-waiver requested

6007776 100% Grant Funding – To Provide Park Improvement at Eliza Howell Park. – Contractor: Michigan Recreational Construction– Location: 18631 Conant Detroit, MI 48234 – Contract Period: Upon City Council Approval a Period of Two (2) Years – Total Contract Amount: \$1,000,000.00

Funding

Account String: **2103-21259-471111-632100**
Fund Account Name: **General Services Dept. Grants Fund**
Appropriation Name: **2022-2023 Wayne County Millage Park Improvement Grant**
Funds Available: **pending update**

Tax Clearances Expiration Date: **6-10-26**
Political Contributions and Expenditures Statement:
Signed: **2-27-26** Contributions: **None**

Consolidated Affidavits

Date signed: **2-27-26**
 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, 2026, and closed October 3, 2025. 10 invited suppliers. 5 bids received. This is a grant funded project where no equalization is applied.

The bid proposals returned over budget and a (Best and Final Offer) BAFO was requested from all suppliers. MRCs returned as the lowest most responsible proposal.

All Bids:

Michigan Recreational Construction	[\$1,267,440]
Major Contracting	[\$1,470,358]
Decima, LLC	[\$2,020,456]
DMC Consultants	[\$1,446,341.09]
Premier Group Associates	[\$1,417,464]

Contract Details:

Vendor: **Michigan Recreational Construction**
End Date: **Two (2) years from approval** Amount: **\$1,000,000**

Services:

The objective of this project is to provide site restoration and other improvements to include installation of nature playground equipment at Eliza Howell Park.

The contractor will be responsible for providing scope of work to include completion, supply and installation of playground equipment as shown on construction documents along with other site items such as concrete walkway connection, concrete playground borders, benches, picnic tables, trash bin, recycle bin, interpretive signs, and trees.

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
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GENERAL SERVICES-waiver requested

6007776 100% Grant Funding – To Provide Park Improvement at Eliza Howell Park. – Contractor: Michigan Recreational Construction– Location: 18631 Conant Detroit, MI 48234 – Contract Period: Upon City Council Approval a Period of Two (2) Years – Total Contract Amount: \$1,000,000.00

Fees:

1	Soil Erosion and Sedimentation Allowance	\$ 7,535.00	1	LS	\$ 7,535.00
2	Concrete Pavement and walkways				
	(4") thick concrete for walkway Connections and playground surrounding pavement	\$ 12.00	5,270	SF	\$ 63,240.00
3	Drainage Pipe				
	Perforated drainage pipe with sock for drainage connection to existing Catch Basin- As shown on drawing	\$ 23.00	500	LF	\$ 11,500.00
4	Nature Playground				
1)	Sensory Dome				
	Robinia Sensory Dome, custom animal scavenger add ons -Model # KNS8500585E or approved equal	\$203,700.00	1	EACH	\$ 203,700.00
	Robinia animal scavenger hunt signage - Model # NRO932852 by Kompan or approved equal	\$ 11,900.00	1	EACH	\$ 11,900.00
	Site Excavation (16" depth) for playground (Sensory Dome)	\$ 2.50	2,320	SF	\$ 5,800.00
	Aggregate sub-base (4" depth) for playground area (Sensory Dome)	\$ 1.50	2,320	SF	\$ 3,480.00
	EWf - (12" depth) for playground area (Sensory Dome)	\$ 2.50	2,320	SF	\$ 5,800.00
	Perforated drainage pipe for Sensory Dome - As shown on drawing	\$ 23.00	140	LF	\$ 3,220.00
	Concrete Playground Border for Sensory Dome	\$ 55.00	120	LF	\$ 6,600.00
	Installation	\$ 39,200.00	1	LS	\$ 39,200.00
	Sub-total				\$ 279,700.00
2)	Cardinal Play Structure(Removed from project)				
	Cardinal Play Structure, model # KRS8200944 by Kompan or approved equal	\$ -	1	EACH	\$ -
	Site Excavation (16" depth) for playground	\$ -	530	SF	\$ -
	Aggregate sub-base (4" depth) for playground area	\$ -	530	SF	\$ -
	EWf - (12" depth) for playground area	\$ -	530	SF	\$ -
	(4) Ounce Non Woven geo textile fabric	\$ -	530	SF	\$ -
	Perforated drainage pipe for Cardinal - As shown on drawing	\$ -	65	LF	\$ -
	Installation	\$ -	1	LS	\$ -
	Sub-total				\$ -
3)	Spring Toys (Removed from project)				
	Lola the Snail C-Spring Rider, model # M00000963 by Little Tikes or approved equal	\$ -	1	EACH	\$ -
	Scarlet the lady bug C-Spring Rider, model # M00000960 BY Little Tikes or approved equal	\$ -	1	EACH	\$ -
	Nector the Bee - Spring Rider, model # M00000961 by Little Tikes or approved equal	\$ -	1	EACH	\$ -
	Site Excavation (16" depth) for Parkour and Spring Toys	\$ -	1,060	SF	\$ -
	Aggregate sub-base (4" depth) for Spring Toys	\$ -	1,060	SF	\$ -
	EWf - (12" depth) for Spring Toys	\$ -	1,060	SF	\$ -
	(4) Ounce Non Woven geo textile fabric	\$ -	1,060	SF	\$ -

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
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GENERAL SERVICES-waiver requested

6007776 100% Grant Funding – To Provide Park Improvement at Eliza Howell Park. – Contractor: Michigan Recreational Construction– Location: 18631 Conant Detroit, MI 48234 – Contract Period: Upon City Council Approval a Period of Two (2) Years – Total Contract Amount: \$1,000,000.00

Fees-continued:

4)	Parkour 5 Variant (Agility Net)				
	Parkour 5 Variant (Agility Net) - Model # NRO932845 by Kompan or approved equal	\$ 42,000.00	1	EACH	\$ 42,000.00
	Site Excavation (16" depth) for playground	\$ 2.50	2,600	SF	\$ 6,500.00
	Aggregate sub-base (4" depth) for playground area	\$ 1.50	2,600	SF	\$ 3,900.00
	EWf - (12" depth) for playground area	\$ 2.00	2,600	SF	\$ 5,200.00
	(4) Ounce Non Woven geo textile fabric	\$ 0.50	2,600	SF	\$ 1,300.00
	Perforated drainage pipe for Parkour - As shown on drawing	\$ 23.00	250	LF	\$ 5,750.00
	Concrete Border for Parkour	\$ 55.00	125	LF	\$ 6,875.00
	Installation	\$ 21,000.00	1	LS	\$ 21,000.00
	Sub-total				\$ 92,525.00
5)	Robinia Marsh Balance Course with slide 2-5				
	Robinia Marsh Balance Course with slide 2-5, model # KRS8200250A by Kompan or approved equal	\$ 76,500.00	1	EACH	\$ 76,500.00
	Site Excavation (16" depth) for Marsh play area	\$ 2.50	1800	SF	\$ 4,500.00
	Aggregate sub-base (4" depth) for Marsh playground area	\$ 1.50	1800	SF	\$ 2,700.00
	EWf - (12" depth) for marsh playground area	\$ 2.00	1800	SF	\$ 3,600.00
	(4) Ounce Non Woven geo textile fabric	\$ 0.50	1800	SF	\$ 900.00
	Perforated drainage pipe for marsh - As shown on drawing	\$ 23.00	130	LF	\$ 2,990.00
	Installation	\$ 16,000.00	1	LS	\$ 16,000.00
	Sub-total				\$ 107,190.00
6)	Universal Carousel				
	PCM157 Variant Universal Carsouel - Model # PCM157- CUSTOM (20301291) by Kompan or approved equal	\$ 21,500.00	1	EACH	\$ 21,500.00
	PIP- For Carsoul area	\$ 34.00	555	SF	\$ 18,870.00
	Installation	\$ 4,400.00	1	LS	\$ 4,400.00
	Sub-total				\$ 44,770.00
7)	Circular Mound Play Area				
	Transfer Platform for mound -Model # NR0898655 by Kompan or approved equal	\$ 3,500.00	1	EACH	\$ 3,500.00
	Embankment slide, Robinia - Model # NR0893197 by Kompan or approved equal	\$ 10,800.00	1	EACH	\$ 10,800.00
	Custom Robinia Hill Climber w/edpm, Model # NRO892-(20329409) by Kompan or approved equal	\$ 3,000.00	1	EACH	\$ 3,000.00
	EPDM Half Sphere green, 345 -Model # SUR13211-172 BY Kompan or approved equal	\$ 450.00	6	EACH	\$ 2,700.00
	EPDM Half Sphere green, 345 -Model # SUR13366 by Kompan or approved equal	\$ 450.00	6	EACH	\$ 2,700.00
	Ground anchors for half spheres-Model # SUR13297-000 by Kompan or approved equal	\$ 50.00	12	EACH	\$ 600.00
	PIP Surface for the Mound Play Area	\$ 30.00	1,556	SF	\$ 46,680.00
	Installation	\$ 10,100.00	1	LS	\$ 10,100.00
	Sub-total				\$ 80,080.00

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
 Contracts Submitted to City Council for Formal Session on May 12, 2026

GENERAL SERVICES-waiver requested

6007776 100% Grant Funding – To Provide Park Improvement at Eliza Howell Park. – Contractor:
 Michigan Recreational Construction– Location: 18631 Conant Detroit, MI 48234 – Contract
 Period: Upon City Council Approval a Period of Two (2) Years – Total Contract Amount:
 \$1,000,000.00

Fees-continued:

8)	Sand Box with Sand Table Logs and Boulders				
	Site Excavation (16" depth) for Sand Box	\$ 2.50	800	SF	\$ 2,000.00
	Aggregate sub-base (4" depth) for playground area	\$ 1.50	800	SF	\$ 1,200.00
	Perforated drainage pipe for Sand Box	\$ 23.00	140	LF	\$ 3,220.00
	(12") Sand for the sand box	\$ 120.00	30	CU Yards	\$ 3,600.00
	(4) Ounce Non Woven geo textile fabric for sand box	\$ 0.50	800	SF	\$ 400.00
	Concrete Border for sand box	\$ 55.00	70	LF	\$ 3,850.00
	(6') wide Concrete walkway for sand table	\$ 12.00	155	SF	\$ 1,860.00
	Elevated Sand table LSI model # 136233 or approved equal	\$ 5,900.00	1	EACH	\$ 5,900.00
	Boulders	\$ 375.00	10	EACH	\$ 3,750.00
	Robinia Logs	\$ 2,000.00	2	EACH	\$ 4,000.00
	Installation	\$ 1,500.00	1	LS	\$ 1,500.00
	Sub-total				\$ 31,280.00
9)	Swings				
	Robinia Swing frame, 6 seats -2xbelt seats, 2x baby seats, 1x inclusive seat, 1xyou+ me seat - Model # NRO926 (20274209) by Kompan or approved equal	\$ 23,300.00	1	EACH	\$ 23,300.00
	Site Excavation (16" depth) for Swings	\$ 3.00	1,820	SF	\$ 5,460.00
	Aggregate sub-base (4" depth) for Swings	\$ 1.50	1,820	SF	\$ 2,730.00
	Perforated drainage pipe for Swings	\$ 23.00	140	LF	\$ 3,220.00
	(12") EWF for swings	\$ 2.00	1,820	SF	\$ 3,640.00
	(4) Ounce Non Woven geo textile fabric for swings	\$ 0.50	1,820	SF	\$ 910.00
	Concrete Border for Swings	\$ 55.00	120	LF	\$ 6,600.00
	Installation	\$ 4,400.00	1	LS	\$ 4,400.00
	Sub-total				\$ 50,260.00
10)	Zipline				
	Single Zipline - Model # NR0877-Xx11 by Kompan or approved equal	\$ 19,500.00	1	EACH	\$ 19,500.00
	Single Zipline Platform with staircase with animals - Model # NR0932874 by Kompan or approved equal	\$ 20,900.00	1	EACH	\$ 20,900.00
	Site Excavation (16" depth) for Zipline	\$ 2.50	3,000	SF	\$ 7,500.00
	Aggregate sub-base (4" depth) for playground area	\$ 1.50	3,000	SF	\$ 4,500.00
	EWF - (12" depth) for playground area	\$ 2.00	3,000	SF	\$ 6,000.00
	(4) Ounce Non Woven geo textile fabric	\$ 0.50	3,000	SF	\$ 1,500.00
	Perforated drainage pipe for Zipline - As shown on drawing	\$ 23.00	260	LF	\$ 5,980.00
	Concrete Border for Zipline	\$ 55.00	260	LF	\$ 14,300.00
	Installation	\$ 13,800.00	1	LS	\$ 13,800.00
	Sub-total				\$ 93,980.00

Contract Discussion continues on the next page

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GENERAL SERVICES-waiver requested

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 Michigan Recreational Construction– Location: 18631 Conant Detroit, MI 48234 – Contract
 Period: Upon City Council Approval a Period of Two (2) Years – Total Contract Amount:
 \$1,000,000.00

Fees-continued:

5	Site Amenities				
	Concrete Pad for (3) Trash Receptacles and (1) Recycle Bin total area	\$ 12.00	100	SF	\$ 1,200.00
	Bench on concrete pad - Detail on drawings	\$ 4,200.00	4	EACH	\$ 16,800.00
	Picnic Table on concrete pad - Detail on drawing	\$ 4,100.00	2	EACH	\$ 8,200.00
	Interpretive Signs - (24"x26")Graphics to be provided by the City	\$ 1,200.00	2	EACH	\$ 2,400.00
	MDNR Plaque - Trust Fund Plaque	\$ 750.00	1	EACH	\$ 750.00
	Native Trees 2" Caliper - Detail on drawing	\$ 1,300.00	15	EACH	\$ 19,500.00
	Sub-total				\$ 48,850.00
6	Site Restoration	\$ 19,500.00	1	LS	\$ 19,500.00
7	Mobilization	\$ 17,500.00	1	LS	\$ 17,500.00
8	Layout and Field Survey	\$ 6,200.00	1	LS	\$ 6,200.00
9	Bonds and Insurance	\$ 17,300.00	1	LS	\$ 17,300.00
10	General Conditions	\$ 28,000.00	1	LS	\$ 28,000.00
11	Miscellaneous and Close-out Work	\$0.00	1	LS	\$ -
12	Additional Services	\$590.00	1	LS	\$ 590.00
	Total - Eliza Howell Nature Playground				\$ 1,000,000.00

The Honorable City Council Teeter Report
Contracts Submitted to City Council for Formal Session on May 12, 2026

CONSTRUCTION AND DEMOLITION

6007831 100% Capital/Bond Funding – For City Wide Firehouse Renovations. – Contractor: W-3 Construction Company. – Location: 7601 Second Ave., Detroit, MI 48202 – Contract Period: Upon City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$3,861,640.38

Funding

Account String: **4503-21006-353710-644124-358051**
Fund Account Name: **Airport Operation and Maint**
Appropriation Name: **2024 UTGO Bonds**
Funds Available: **\$1,009,840 as of May 8, 2026**

Tax Clearances Expiration Date: **6-20-26**
Political Contributions and Expenditures Statement:
Signed: **2-3-26** Contributions: **None**

Consolidated Affidavits

Date signed: **2-3-26**
 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:

RFP Opened January 13,2026 and Closed February 4,2026. 307 Invited Suppliers. 6 of Bids Received. Bids were evaluated based upon Work Plan/Schedule/Approach (25 points) , Experience (20 points), Respondent Capacity (25 points) and Cost Proposal (30 points) Total Maximum points are 100 points.

All Bids:

W3 Construction Company	[87.39 points]
DMC Group	[82.94 points]
Gandol Inc.	[82.86 points]
Major Contracting Group Inc.	[79.56 points]
DeAngelis Diamond Construction	[72.33 points]
Decima	[51.47 points]

The highest ranked bid was submitted by W3 Construction Company respectively and the vendor met all specifications. W3 Construction Company ranked the highest in all criteria except work plan, and they were slightly higher in pricing than DeAngelis Diamond Construction. W3 Construction Company received 9 equalization points as the primary. W3 Construction Company is the winning bidder.

Contract Details:

Vendor: **W-3 Construction Company** End Date: **Upon City Council Approval for a Period of Two (2) Years**
Amount: **\$3,861,640.38**

Services:

- **The contractor will provide City-Wide Firehouse Renovations. The renovation will be divided into two phases: (1) Preconstruction Phase and (2) Construction Phase.**
- **During the Preconstruction Phase, the contractor will provide assessments of the existing systems per the selected scope and report findings to CDD. The contractor must identify ways to minimize energy consumption, expenses, and maintenance costs to ensure the best fit within budget.**
- **Throughout the Preconstruction Phase, the contractor must also provide designs that meet all applicable code requirements.**

Contract Discussion continues on the next page

CONSTRUCTION AND DEMOLITION

6007831 100% Capital/Bond Funding – For City Wide Firehouse Renovations. – Contractor: W-3 Construction Company. – Location: 7601 Second Ave., Detroit, MI 48202 – Contract Period: Upon City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$3,861,640.38

Services:

During the Construction Phase, the contractor will be responsible for implementing the approved scope of work and providing all labor, materials, supervision, and other services necessary to complete the project. Repairs shall be consistent with modernization standards for sustainability purposes.

The scope of work may include:

- **Roof replacement**
- **Structural repair**
- **Site work**
- **Concrete replacement**
- **Window replacement**
- **Masonry repair**
- **HVAC upgrades**
- **Electrical upgrades**
- **Plumbing fixture upgrades**
- **Kitchen upgrades**
- **Door and overhead door replacement**
- **Providing and installing new finishes**

The Contractor will be responsible and accountable for providing designs that meet all code and contract compliance requirements while ensuring all materials used are of commercial grade quality.

The Contractor will maintain adequate staffing levels to support the workload and flow of CDD, recognizing that multiple tasks and projects may run concurrently. As a collaborative team member with the City of Detroit, the Contractor will provide ongoing support and guidance throughout the entire project lifecycle, including onsite supervision for daily construction observation, project review, and overall oversight. The

The Contractor will provide all required shop drawings, specifications, submittals, and work plans for approval prior to construction, notify CDD in writing of any conflicts or scope-related questions, and monitor both the project budget and construction schedule through completion. Weekly schedule updates showing start and finish dates, percentage of completion, and project progress will be required. Additionally,

The Contractor will hire and manage all necessary subcontractors and trades, provide project management and supervisory services. Responsibilities also include reviewing RFIs, shop drawings, samples, and project data for compliance, maintaining construction safety and security, conducting milestone site visits and walkthroughs, and providing weekly dated and labeled progress photos to the CDD project manager.

Upon completion, the Contractor shall certify that all work complies with construction documents, participate in final walkthroughs for owner acceptance, provide a one-year warranty on all materials and workmanship along with any applicable extended manufacturer warranties, and submit all closeout documentation including operation and maintenance manuals, warranties, as-built drawings, final inspection documentation, and a punch list for substantial completion.

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION

6007831 100% Capital/Bond Funding – For City Wide Firehouse Renovations. – Contractor: W-3 Construction Company. – Location: 7601 Second Ave., Detroit, MI 48202 – Contract Period: Upon City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$3,861,640.38

Services-continued:

The Contractor shall also participate in a formal project turnover meeting with the owner to review all closeout documentation and confirm the formal turnover date when Facilities assumes operational responsibility.

Fees:

DFD As Needed Renovation Price Proposal PRESENTED BY W-3 CONSTRUCTION CO.		
DO NOT EDIT ANY OF THE B COLUMNS - THESE ARE CALCULATED FIELDS		
Items	Value - Costs	Comments
1. Mark Up Fee	\$ 108,500.00	if construction cost is approx. \$3.1M
2.General Conditions - 2 Year Duration	\$ 294,500.00	Please note the constructin duration of the GC's, This is to include Insurance and Bond costs.
Construction Manager's Project Personnel	*Hourly Rate*	*Provide Fully Burdened Labor Rates*
Project Director	\$ 120.00	
Project Manager	\$ 115.00	
Project Superintendent	\$ 110.00	
Project Engineer	\$ 64.00	
Project Estimator	\$ 115.00	
Accounting	\$ 64.00	
Clerical	\$ 50.00	
Journeyman for General Contractor	\$ 105.00	

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION

6007807 100% Capital Funding – For Construction Services for DPD Oakman Blvd Renovation. –
Contractor: Gandol Inc.– Location: 18100 Meyers Rd., Detroit, MI 48235 – Contract Period: Upon
City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$2,004,800.00

Funding

Account String: **4533-20507-358016-644124-860290**
Fund Account Name: **City of Detroit Capital Projects**
Appropriation Name: **CoD Capital Projects**
Funds Available: **\$48,158,660 as of May 8, 2026**

Tax Clearances Expiration Date: **01-28-27**
Political Contributions and Expenditures Statement:
Signed: **2-6-26** Contributions: **None**

Consolidated Affidavits

Date signed: **2-6-26**
 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:

RFP Opened January 6,2026 and Closed February 16,2026. 472 Invited Suppliers. 6 of Bids Received. Bids were evaluated based upon Work Plan/Schedule/Approach (20 points), Experience (20 points), Capacity (10 points) and Cost Proposal (15 points) Total Maximum points are 100 points. The highest ranked bid was submitted by Gandol, Inc respectively and the vendor met all specifications. Gandol Inc, ranked the highest in all criteria except capacity where they were second. Gandol Inc, received 5 equalization points as the primary and 10 equalization points from their sub-contractor (Power Lighting & Technical Services). After the calculations, Gandol Inc. won the bid.

All Bids:

Gandol Inc.	[99.00 points]
DMC Group	[90.76 points]
W3 Construction Company	[88.58 points]
Major Contracting Group Inc.	[82.98 points]
Coleasanti	[72.88 points]
KEO & Associates	[72.26 points]

Contract Details:

Vendor: Gandol Inc.	Bid: Highest Ranked
End Date: Upon City Council Approval for a Period of Two (2) Years	Amount: \$2,004,800.00

Services/Fees:

The contractor will provide construction services for the DPD Oakman Boulevard Renovation for Building A and Building C. The renovation work for both buildings will include demolition, carpentry/framing, drywall installation, fencing, flooring, electrical work, low-voltage systems, fire alarm systems, fire protection, plumbing, and HVAC installation. The contractor will also provide all required accessories, support materials, and related connections necessary to complete the project.

Contract Discussion continues on the next page

The Honorable City Council Teeter Report
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CONSTRUCTION AND DEMOLITION

6007807 100% Capital Funding – For Construction Services for DPD Oakman Blvd Renovation. – Contractor: Gandol Inc.– Location: 18100 Meyers Rd., Detroit, MI 48235 – Contract Period: Upon City Council Approval for a Period of Two (2) Years – Total Contract Amount: \$2,004,800.00

Services/Fees-continued

Demolition work for Buildings A and C includes, but is not limited to, demolition of existing walls and partitions, removal of the existing 100A electrical panel, disposal of furniture, and removal of ductwork diffusers where replacements are required.

The construction scope specifically includes furnishing and installing approximately 300 feet of 8-foot-high chain-link fencing enclosure with an 8’ x 4’ single-swing gate. Electrical work includes installation of new single and dual power outlets in accordance with the approved design, approximately 150 workstation outlets and data ports, two new 200A, 3-phase, 42-circuit electrical panels, and two 75 KVA dry-type transformers (one per panel). The contractor will also provide power connections for HVAC equipment.

While the services for both buildings are substantially similar, Building C will additionally include plumbing, door installation, and painting services.

The contractor is responsible for constructing the project in accordance with the approved design, applicable building codes, and contractual compliance requirements. The contractor must also establish and conduct weekly meetings to review and identify project progress.

Construction Cost:: \$1,614,800.00 Phase 1: \$135,000.00 Phase 2: \$255,000.00

Design Services Fee		Anticipated Duration/t	Comments
A. Design and Permit Drawings	\$ 130,000.00	-	As needed Permit drawings for Fire Alarm, Mechanical, and Elevator Upgrade
Awardee Mark up Fee for Phase 1 if applicalbe and/or not included in A	\$ 5,000.00		
Phase 1 Sub Total:	\$ 135,000.00		
Phase 2: Construction			
Items	Value - Costs	Comments	
1. Mark Up Fee	\$ 51,000.00	if construction cost is approx. \$1,700,000.00 for both Building A and C	
2. General Conditions - specify duration	\$ 170,000.00	Also, note the constructin duration of the GC's , This is to include mobilization and staffing.	
3. Insurance and Bond	\$ 34,000.00		
	\$ 255,000.00		
Construction Manager's Project Personnel	*Hourly Rate*	*Provide Fully Burdened Labor Rates*	
Project Director	\$ 180.00		
Project Manager	\$ 170.00		
Project Superintendent	\$ 160.00		
Project Engineer	\$ 150.00		
Project Estimator	\$ 140.00		
Accounting	\$ 110.00		
Clerical	\$ 85.00		
Journeyman for General Contractor	\$ 142.00		

LAW

6005564-A2 100% City Funding – AMEND 2 – To Extend Time for One Year and Increase Funds for Legal Services to Support the City’s Multifamily Affordable Housing Development Program. – Contractor: Butzel Long, PC – Location: 150 West Jefferson Avenue, Suite 100, Detroit, MI 48226 – Contract Period: July 25, 2023 through June 30, 2026 – Amended Contract Period: July 25, 2023 through June 30, 2027– Contract Increase Amount: \$50,000.00 – Total Contract Amount: \$350,000.00

Funding

Account String: **1000-29320-320010-613100**
Fund Account Name: **General Fund**
Appropriation Name: **Efficient and Innovative Oper. Support - Law**
Funds Available: **\$4,367,742 as May 8, 2026**

Tax Clearances Expiration Date: **7-11-26**

Political Contributions and Expenditures Statement:

Signed: **9-18-25** Contributions: **1 to CM in 2025, 5 to Former Mayor 2021; 1 to Former Mayor 2025**

Consolidated Affidavits

Date signed: **9-18-25**

- 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.

Contract Details:

Vendor: **Butzel Long, PC** Amount: **+\$50,000; Total \$350,000** End Date: **adds 1 year through June 30, 2027**

Services/Fees-remains the same:

- **The Vendor will provide transactional legal assistance to the City of Detroit, Housing & Revitalization Department (HRD), in closing, modifying and amending federal pass-through loans under the City’s Multifamily Affordable Housing Development Program. The program provides funding for the creation and preservation pf affordable housing in the city.**
- **The Vendor providing services is experienced & familiar with working with the public and private lending institutions, affordable housing programs (such as HOME, CDBG, CDBG-CV, Hud Section 108, NSP, ARPA, etc.) and tax credit programs (such as LIHTC, NMTC, HTC, etc.).**
- **The Law Department in consultation with HRD will assign the vendor loan, loan-work-out loan amendment, loan modification transactions to complete each project as need arises during the term of this contract.**
- **For each respective project, the services will include any necessary legal services expected of a lender’s counsel in commercial loan transactions. For the particular services that pertain to specific loan, loan workout, loan amendment, or loan modification project, the Vendor will be compensated for such services at the flat rate per project.**
- **Each project will have at least one HRD underwriter or asset manager, and an attorney at the Law department assigned to provide direction for business or legal issues that may arise related to the project. The Vendor will promptly identify any business or legal issues & concerns to the respective HRD or law department staff members and shall work with such staff members to resolve such issues.**
- **At least one attorney working on assigned projects will attend regular status update meetings with HRD staff. Attending such meetings will be included within the per-project costs.**
- **The Law Department may assign the vendor other legal tasks which do not constitute a loan transaction project, but which are supportive of the city’s lending programs.**

Contract Discussion continued on next page.

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LAW-continued

6005564-A2 100% City Funding – AMEND 2 – To Extend Time for One Year and Increase Funds for Legal Services to Support the City’s Multifamily Affordable Housing Development Program. – Contractor: Butzel Long, PC – Location: 150 West Jefferson Avenue, Suite 100, Detroit, MI 48226 – Contract Period: July 25, 2023 through June 30, 2026 – Amended Contract Period: July 25, 2023 through June 30, 2027– Contract Increase Amount: \$50,000.00 – Total Contract Amount: \$350,000.00

Services/Fees-remains the same:

- The Law Department may assign the Firm other legal tasks as may be required to support various departments, offices, boards or commissions of the City of Detroit . Other Legal Services will be assigned to the Firm at the discretion of the Corporation Counsel.

Classification

Billable Rates

- Project- New loan/ Loan workout \$35,000 Flat rate per project
- Project -Loan Amendment/ Modification \$15,000 Flat rate per project
- Other Legal Fees- Loan related \$300.00 per attorney hour

- Certain Hourly fees charged in connection with Other Legal Services will be rendered on a discounted hourly basis (subject to adjustment in January of each year) as follows:

<u>Category</u>	<u>Standard Rate Range</u>	<u>Discount Rate</u>
• Shareholders	\$275-\$895	20%
• Associates	\$205-\$550	20%
• Paralegals	\$150-\$300	20%

Additional Information:

- 6005564 was originally approved at Formal Session July 25, 2023, to provide Transactional Legal Assistance-Affordable Housing Development Program for \$300,000 through June 30, 2026.