The City of Detroit Brownfield Redevelopment Authority (DBRA) invites experienced and well-qualified General Contractors with environmental remediation, demolition, earthwork, site utility, electrical, concrete paving, asphalt paving, fencing and landscaping qualifications to submit a bid to complete the General Contracting scope of work as included in this RFP document. The general contracting scope of work includes the complete construction of a new Vehicle Marshalling Lot as part of the site preparation work associated with the DBRA Land Assembly Project.

The document sections identified in the following Table of Contents, together with any addenda subsequently issued by the DBRA in accordance with procedures set forth in this Bid Package constitute the entirety of this solicitation, generally referred to hereafter as the “Bid Package” and the sole basis for the Bids submitted in response to the DBRA’s solicitation.

TABLE OF CONTENTS

SECTION I  INVITATION TO BIDDERS
SECTION II  INSTRUCTIONS TO BIDDERS
SECTION III  SCOPE OF WORK
SECTION IV  SAFETY REQUIREMENTS
SECTION V  BID FORM
SECTION VI  SAMPLE CONTRACT
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP-2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

SECTION 1 INVITATION TO SUBMIT A RESPONSIVE BID

The City of Detroit Brownfield Redevelopment Authority (DBRA) invites experienced and well-qualified General Contractors with environmental remediation, demolition, earthwork, site utility, electrical, concrete paving, asphalt paving, fencing and landscaping qualifications to submit a bid to complete the general contracting scope of work for the complete construction of a new vehicle marshalling lot as part of the site preparation work associated with the DBRA Land Assembly Project. Refer to the Scope of Work in Section III.

A. PURPOSE:
The DBRA is assembling certain properties in Detroit (estimated aggregate total of the properties approximately 200 acres) for the purpose of attracting industrial facility development; generally referred to herein as the Land Assembly Project.

The DBRA has engaged consultants to conduct environmental due diligence assessments (Phase I and II Environmental Site Assessments), geophysical survey, soil waste characterization testing (TCLP analysis) for the assembled property.

The DBRA intends to obtain Bids in response to this Bid Package and to directly contract with the most responsive Bidder on an expedited basis.

B. ISSUING AGENCY

The issuing entity and owner shall be:

City of Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold St, Suite 2200
Detroit, MI 48226

The DBRA will directly contract with the Bidder selected by the DBRA as the most responsive and in the best interest of the DBRA. The contracted Bidder shall commence the provision of Services only upon written notification by the designated DBRA authorized representative after the DBRA’s acknowledged receipt of the specified and required pre-commencement documentation (including insurance, executed contract or notice to proceed).

C. PRE-BID MEETING

A Pre-Bid Meeting is planned for 3/17/2020 at 10:00am. The meeting will be held at the City of Detroit Brownfield Redevelopment Authority’s (DBRA) office located at 500 Griswold St, Suite 2200 Detroit, MI 48226.

D. ISSUING OF BID DOCUMENTS

Request for proposal bid documents will be issued to potential bidders on 3/10/2020.

E. DUE DATE AND TIME & DELIVERY OF BIDS

Complete Bids shall be received by the DBRA no later than 4/3/2020 @ 3:00 PM

Bids shall be delivered in a sealed opaque envelope clearly labeled as “Bid for the LAND ASSEMBLY PROJECT – BP-2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE” and addressed to:

The City of Detroit Brownfield Redevelopment Authority
500 Griswold St, Suite 2200, Detroit, MI 48226
Attn: Mr. Orza Robertson

All Bids shall use best efforts to comply with the prevailing Equal Opportunity and Labor Standard Provisions of the City of Detroit. Each Bidder must demonstrate its ability to obtain CRIO approval, Tax Clearances from the City of Detroit, W-9 and a Certificate of Liability Insurance as a condition of award ability.
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

Additional information regarding this bid package may be requested by email to Orza Robertson at orobertson@degc.org. All responses during the bid period will be responded to as determined necessary by the DBRA. Responses will be provided through an addendum to all bidders who attended the pre-bid meeting.

F. GENERAL PROJECT DESCRIPTION
The Land Assembly Project was established to assemble, secure ownership, and prepare blighted properties to attract industrial / manufacturing facilities by private developers.

The Work solicited by this Bid Package properly performed are described in Section III – Scope of Work.

The Scope of Services for this Bid Package includes, but is not limited to, the provision of all necessary and incidental labor, equipment, tools, material, supplies, and supervision to properly perform the services necessary and incidental to provide the full scope of the Work specified in Section III.

G. SUBMITTAL PROCEDURES
The DBRA reserves the right, in the interest of maximizing and obtaining fair and competitive bids, to directly contact and provide one copy of the Bid Package to prospective bidders that have previously demonstrated to the satisfaction of the DBRA the capability and experience to expeditiously manage, schedule and complete the pre-development site preparation activities.

Bids may not be withdrawn for a period of 90 days after the submission of the bid. The DBRA reserves the right to waive any abnormalities in any bid, and to reject any or all bids in whole or in part whenever such waiver or rejection is in the best interest of the DBRA.

Bids shall be submitted only on the unaltered Bid Form included in Section V.

A Bid Bond is required to accompany the submitted bid in the amount of 5% of the Base Bid amount.
SECTION II – INSTRUCTIONS TO BIDDERS

Part I – Project Parameters

Project Name: Land Assembly Project

Contracting Agency: The City of Detroit Brownfield Redevelopment Authority (“DBRA”) 500 Griswold St, Suite 2200, Detroit, Michigan 48226

Project Area: The Project is located within the City of Detroit, County of Wayne, State of Michigan,

Bid Package Title: BP-2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

Pre-Bid Meeting: A Pre-Bid Meeting shall be held at the date, time and location identified in Section I - C of the Invitation to Bidders

Bid Due Date: 4/3/2020 at 3:00pm.

Deliver Bids To: The City of Detroit Brownfield Redevelopment Authority 500 Griswold St, Suite 2200 Reception Desk Detroit, Michigan 48226 Attn: Orza Robertson

Emailed Bids will not be accepted.

Part II – Basis of Bid

This Bid Package sets forth all terms and conditions under which the DBRA and the Bidder shall enter into (2) separate Contracts for the complete performance of the Site 12 Vehicle Marshalling Lot GC Package specified in Section III.

1. Notes
   a. The DBRA will be awarding both contracts for the general contracting scope of work to a single bidder.
   b. Bidder will enter into one contract to complete the Site 12 Vehicle Marshalling Lot GC Package work that will occur on the DTE parcels. A second contract will be entered into to complete the work that will occur on the GLWA/Conrail Parcels.
   c. Bidders are required to submit a bid for both the DTE contract and the GLWA/Conrail contract. Proposals that include pricing for only one of the contracts will be considered non-responsive and will be rejected by the DBRA.

Bids, submitted in accordance with the requirements of this Bid Package, will be evaluated by the DBRA staff. Based on DBRA staff recommendations, the DBRA Board may approve the selection of the Bidder deemed, in the best interests of the DBRA, to be the most experienced, well-qualified, appropriately priced and capable of performing the Site 12 Vehicle Marshalling Lot GC Package Scope of Work.

Upon Board authorization, the DBRA will contract with the Bidder, using a contract similar in form to the Contract form and terms and conditions specified in Section IV incorporating the elements of the Bid and Services deemed in the DBRA’s best interests. The Contract between the DBRA and the Board approved Bidder selected by the DBRA shall be based on the Bid submitted on the Section V Bid Form.

Bids will become on submission the property of the DBRA and will not be opened publicly or returned. Bids shall remain valid for not less than 90 days after the date submitted. The DBRA reserves the right to reject any or all Bids.

The Bidder shall include in the Bid Price the full reimbursement for all wages, labor taxes & fringe benefits, overheads & profits, insurance, personal protection equipment, transportation, communication (cell phones, internet, printing), materials, and equipment. All taxes involved in the completing the Work shall promptly be paid to the appropriate taxing
entity for all taxes owed in connection with the Work including, but not limited to, Michigan State Sales Tax and Use Tax.

Part III – Framework for Bids
A. GENERAL
Only Bidders with proven and documented qualifications and capacity required to provide the specified services will be invited to submit a bid in response to this Bid Package. Bids are to be submitted using only the Bid Form provided in Section V of this Bid Package; Bids submitted in any other format will be deemed non-responsive. A qualified Bidder, for the purpose of this Bid Package, is a Contractor properly licensed to provide services in the State of Michigan, fully insured and experienced in providing the services specified in the Section III Scope of Work within the City of Detroit and which can identify and commit qualified personnel to perform the services in a timely and comprehensive manner. A qualified Bidder shall provide examples and evidence of the provision of similar and equal services upon request by the DBRA.

B. GENERAL CONTRACTOR QUALIFICATIONS
Bidders shall demonstrate to the satisfaction of the DBRA the capability and experience to expeditiously manage, schedule and complete the general contractor services associated with the construction of a large civil, lighting and pavement project at an environmentally challenged site. General contractor qualifications shall include but aren’t limited to the following:
1. Bidder shall demonstrate that they have completed previous projects of similar scope and scale at environmentally challenged sites.
2. Bidder shall demonstrate the ability to meet the project bonding and insurance requirements as called for in the bid documents.

C. REQUEST FOR PROPOSAL IS INCLUSIVE OF THE FOLLOWING DOCUMENTS
The following bid documents are included as part of the BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE:
1. Request For Proposal Writeup
   a. Invitation To Bidders
   b. Instructions To Bidders
   c. Scope Of Work
   d. Safety Requirements
   e. Bid Form
   f. Sample Contract
2. Construction Drawing Set
3. Project Specifications
4. Restrictive Covenants / Easement Agreements
   a. DTE Parcels
      i. Restrictive Covenant
   b. Conrail Parcels
      i. Restrictive Covenant
      ii. Easement Agreement
5. Geotechnical Boring Logs – To Be Issued In An Addendum
6. Environmental Reports
   a. DTE Parcels – To Be Issued In An Addendum
   b. Conrail Parcels
      i. Phase 1 Reports
      ii. Phase 2 Report
   c. GLWA Parcels
      i. Phase 1 Report
D. DELIVERY OF BIDS
Bids shall be delivered in sealed envelopes. The sealed Bid envelope shall be identified with the Project Name, the Bidder's name and address, and the Bid Package Title. Two hard copies of the bid and an electronic copy of the bid saved on a USB flash drive shall be included in the sealed envelope.

E. DATE FOR RECEIVING BIDS
Bids shall be delivered to the designated location on or before the bid due date and time specified in Section I – Invitation to Bidders. Bids transmitted via telephone or a written communication in any format other than the bid form provided in the Bid Package are invalid and will not receive consideration.

F. BIDDERS’ REPRESENTATION
By submitting a Bid the Bidder represents and certifies to the DBRA that, after thorough examination of the Bid Package Document:

- The Bidder has read and understands the Bid Package and the Bid is voluntarily submitted in accordance with the Bid Package with the understanding that the DBRA has no obligation to award a contract to the Bidder or compensate the Bidder in any way for the preparation and submission of a Bid in response to this Bid Package.
- The Bidder is familiar with the local labor conditions and City of Detroit prevailing wage ordinance.
- The Bidder commits and agrees to use its best efforts to comply with all City of Detroit executive orders governing the provision of Services on behalf of the City of Detroit including certification of Civil Rights, Inclusion and Opportunity (CRIQ) department, the STEP program, and approval of City of Detroit tax clearance.
- The Bidder has appropriate licenses and the expertise, capacity and experienced organization to perform and complete the Services in accordance with the Bid Package.
- The Bidder is experienced in the construction industry and quality of workmanship standards customary in the Metropolitan Detroit area and is able to coordinate and provide the Services in accordance with the requirements of the governing City Departments.
- The Bidder agrees to expeditiously execute a Contract similar to the form provided in the Section IV, which incorporates the accepted elements of the Bid.
- The Bidder agrees to proceed with the Services under a Notice to Proceed while the Contract is being finalized for execution.

G. PREAWARD CONFERENCE
Bidders may be required to meet with the DBRA to review their Bid and the Scope of Services prior to Bid award. This meeting is distinct from the pre-bid meeting and will be arranged by the DBRA.

H. INTERPRETATION OR CORRECTION OF BID PACKAGE
It shall be the Bidder's responsibility to ensure that all documents identified in the Bid Package are received and that Bidder's Bid is based upon the complete Bid Package including all addenda that may be issued. Bidders shall promptly notify the DBRA of any ambiguity, inconsistency or error they may discover upon examination of the Bid Package Project Area, or local conditions.

During the Bid Period, questions regarding the Bid Package must be submitted by e-mail to the following:

- Orza Robertson at orobertson@degc.org
- Doug Wehner at doug.wehner@aecom.com
- Ben Nimke at benjamin.nimke@aecom.com

I. SUBSTITUTIONS – NOT USED

J. ADDENDA
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

Requirements contained in the Bid Package shall apply to all Addenda, and the general character of the Services called for in the Addenda shall be the same as specified in the Bid Package for similar Services. Incidental Work necessitated by Addenda shall be included in the Bids, even though not specifically mentioned. Addenda shall become a part of the Bid Package, and shall be acknowledged in the Bidder's Bid.

K. FORM AND STYLE OF BIDS
Bidders shall submit two (2) signed copies of the completed bid. Each copy of the bid shall include the legal name of Bidder and a statement that the Bidder is a sole proprietor, a partnership, a corporation, or any other legal entity. All requested alternates and separate prices shall be included in the bid. If an alternate price does not involve a change in the base bid, enter "NO CHANGE". Bidder shall make no additional stipulations in the bid, or qualify the bid in any other manner.

L. MODIFICATION OR WITHDRAWAL OF BID
A Bid may not be modified, withdrawn or canceled by the Bidder during the stipulated time period following the time and date designated for the receipt of Bids.

M. REJECTION OF BIDS
The DBRA shall have the right to reject any or all Bids.

N. ACCEPTANCE OF BID (SELECTION)
The DBRA shall have the right to waive any informality, abnormality, or irregularity in any Bid received in determining and selecting the most responsive Bid considered in the best interests of the DBRA, on the basis of the sum of the base Bid along with the alternates and/or separate prices deemed acceptable.

O. TIME OF COMMENCING SERVICES AND COMPLETION OF WORK
The Bidder, if awarded a Contract by the DBRA for the Work, shall be required to commence the Work immediately upon receipt of a Notice to Proceed from the DBRA. The Bidder shall commence and proceed with the Work at all times in close coordination with the DBRA’s Project Manager.

P. SUBCONSULTANTS / SUBBIDDERS / SUPPLIERS
The Bidder shall be a full service provider and shall not be permitted to assign or subcontract the provision of any portion of the Services without the sole written approval of the DBRA.

Q. BOND REQUIREMENTS
A Bid Bond in the amount of 5% of the Base Bid amount is required.

Performance and Payment bonds for 100% of the Contract Amount as amended and defined by MCL Act 213 of 1963 Section 129 for Public Works projects shall be required and include in Base Bid Amount.

R. RESTRICTIVE COVENANTS AND EASEMENT AGREEMENTS (DTE & CONRAIL PARCELS)
The Bidder, if awarded a Contract by the DBRA for the Work, will be required to abide by all restrictions and conditions as set forth in the applicable Restrictive Covenant and Easement Agreement for the DTE and Conrail sites. The bidder shall include all costs associated with following the restrictions and conditions included in the easement agreement and restricted covenants. Copies of the easement agreement and the restrictive covenants are included as part of the bid documents.

END OF SECTION
SECTION III – SCOPE OF WORK

I. GENERAL PROJECT DESCRIPTION
The Land Assembly Project has been established by the DBRA to assemble, secure ownership, and prepare approximately 200 acres of blighted and abandoned properties to attract the development of industrial / manufacturing facilities by private developers within the Project Area. As part of the 200 acres of blighted property, Site 12 makes up approximately 52+/- acres of property that will house a new vehicle marshalling lot that will stage newly built FCA vehicles.

The DBRA’s intent is to secure the necessary general contractor who can complete the construction services that are stated below in an expedited fashion.

II. SCOPE OF SERVICES
The Construction Services to be provided by the Proposer (hereinafter referred to as the General Contractor) upon the written direction of the DBRA shall include but isn’t limited to all general conditions, materials, labor, equipment, tools, supervision, incidentals and profit/markup necessary for the complete construction of the Site 12 Vehicle Marshalling Lot.

The General Contractor shall provide, without limitation, the following scope of work items for the complete construction of the project.

1. GENERAL NOTES / CONDITIONS
   1. Complete all work within general contractors self perform capabilities to allow for complete construction of the facility.
   2. Receive and award subcontractor bids for work outside general contractors self perform capabilities to allow for complete construction of the facility.
   3. All costs associated with the restrictions and conditions set forth in the DTE and Conrail restricted covenants.
   4. All costs associated with providing the insurance requirements as set forth in the bid documents.
   5. Secure and include all costs associated with providing 100% Performance and Payment Bonds as required by MCL Act 213 of 1963 Section 129 for Public Works Projects for the full final amended amount of the Contract
   6. Coordination of the work with the DBRA to complete the project in accordance with DBRA’s cost, schedule and quality objectives.
   7. Coordination of onsite work activities with all contractors and project stake holders.
   8. Supervise and direct self performed and subcontracted work
   9. Attend weekly construction coordination / progress meetings with the owner, construction manager and project stake holders
   10. Supply sufficient labor, equipment and resources required to complete the project within the scheduled timeframe.
   11. Winter conditions required to complete the scope of work.
   12. Necessary precautions to locate buried utilities to complete the work. Precautions include but aren’t limited to referencing existing as-built drawings, soft digging and completing GPR survey’s in areas of concern.
   13. Management of groundwater encountered during the installation of the underground work.
   14. All spoils are to be removed from the site and disposed of in a Class II Landfill. Costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill bid item.
   15. Disposal of excavated spoils will be paid for by weight at the landfill.
16. The use of crushed concrete materials will not be permitted on the project.

17. At start-up of electrical or mechanical equipment systems, each of the contractors responsible for connections to that system or equipment shall be in attendance and shall verify that each piece of equipment or system is functioning correctly. Should any piece of equipment or system fail to operate as intended, it shall be corrected immediately. If it cannot be corrected immediately, the correction shall be made and start-up rescheduled with all contractors in attendance.

18. Furnish shop drawings, product data, samples, coordination drawings, operation and maintenance manuals, test and inspection reports, as-built drawings, system certifications, warrantees and guarantees, etc. in such quantities as required in the specifications.

19. Provide a project superintendent on a full-time basis for the duration of the project.

20. Provide a safety officer on a full-time basis for the duration of the project.

21. Provide and maintain a construction schedule that meets the project objectives.

22. Provide and maintain onsite security for the project.

23. Provide and maintain project trailers. Scope of work includes but isn’t limited to furnishing and supplying trailer(s), utility hookups, furniture, utility usage fee and trailer removal as deemed necessary by the general contractor.

1. Notes

   1. The existing trailer onsite will be utilized by the owner and CM. Owner/CM trailer will be available to hold project meetings.

24. Provide, implement and maintain a site logistics plan. Scope of work includes but isn’t limited to determining, coordinating, providing, and paying for all costs associated with the site entrances/exits, site laydown areas, employee parking areas and temporary guardhouses (if needed as part of general contractor’s site security plan).

25. Provide as-built drawings of the in place construction at completion of project. Scope of work includes but isn’t limited to marking up construction drawings during the construction phase to accurately show as built conditions. Plans are to be updated weekly throughout the project and turned over to the engineer of record upon completion of the project.

26. Provide post construction services, including but not limited to, operations and maintenance training and warranty inspections for the project.

27. Provide construction staking and site layout services for the complete construction of the vehicle marshalling lot. Scope of work includes but isn’t limited to establishing / re-establishing reference lines, control lines or stakes as necessary to complete subsequent construction staking operations and marking locations of proposed structures. A survey benchmark will be provided to establish reference and control lines.

28. Provide dumpsters for the removal of all construction and general debris throughout the construction duration.

29. Provide traffic control measures along public streets as required to complete the scope of work. Scope of work includes but isn’t limited to signage, barricades, traffic flaggers and traffic control needed to complete the work.

30. Supply temporary restroom facilities for the duration of the project.

31. Supply labor, materials and equipment to furnish, install and maintain light plants. Scope includes but isn’t limited to delivery, setup, relocation, fueling and removal from the site.

32. Provide and maintain street cleaning throughout the duration of the project.

33. Provide and maintain dust control throughout the duration of the project.

34. Provide Quality Control and Quality Assurance services per the contractor’s Quality Plan.
2. PERMITS (ALLOWANCE)
   1. Reimbursement for all required permits for the project. Scope of work includes but isn't limited to reimbursement of the following permits. Labor to procure the permit is included in the individual bid items
      1. Building Permit
      2. Soil Erosion & Sedimentation Permit
      3. Notice Of Coverage Application
      4. Water Main Tap Permits
         1. Fire water main tap on Lycaste St.
         2. Fire water main tap on Freud St.
         3. Domestic water main tap for modular trailers
      5. Sanitary Sewer Tap Permits
         1. Sanitary sewer tap for modular trailers
      6. Right Of Way Permits
         1. Right of way permit for fire water main tap on Lycaste St.
         2. Right of way permit for fire water main tap on Freud St.
         3. Right of way permit for sanitary sewer tap
         4. Right of way permit to install the new site entrance
      7. Trailer Permits
         1. Trailer Permit for 36x64 modular trailer
         2. Trailer permit for 12x50 modular trailer
         3. Trailer permit for guardhouse
      8. Electrical Trade Permit
      9. Mechanical Trade Permit
     10. GLWA Special Discharge Permit – By Others
     11. Army Corp. / EGLE Direct Discharge Permit – By Others

3. SITE DEMOLITION
   1. Chain Link Fencing Removal (LF)
      1. Supply labor, materials and equipment to demolish and remove the existing chainlink fencing from the site per the construction documents. Scope of work includes but isn't limited to the removal of the chainlink fence; including slatting in chain link fence, barb wire, gates, posts and concrete foundations.
   2. Railroad Track / Tie Removal (LF)
      1. Supply labor, materials and equipment to remove and legally dispose of railroad tracks and railroad ties. Scope of work includes but isn't limited to demolition of railroad tracks, demolition of railroad ties and legal disposal of material.
   3. Asphalt Paving Removal (SY)
      1. Supply labor, materials and equipment to remove asphalt paving up to 12" thick. Asphalt is to be removed from the site and legally disposed of offsite.
   4. Concrete Paving Removal (SY)
      1. Supply labor, materials and equipment to demolish concrete paving up to 12" thick. Concrete is to be removed and legally disposed of offsite.
   5. Miscellaneous Buried Concrete Removal (CY)
      1. Supply labor, materials and equipment to remove miscellaneous buried concrete uncountered during the installation of the underground scope of work. Concrete is to be demolished and legally disposed of offsite. Pay item is based on loose measure in a 25cy truck. Hauled quantity will be approved on a daily basis.
   6. Freud St. Curb Cut (LS)
      1. Supply labor, materials and equipment to cut and remove the existing curb along Freud St. Scope
of work includes but isn't limited to sawcutting the concrete curb, removing the existing curb and legal disposal of all removed materials.

7. Removal Of Sanitary and Water Lines At Existing Modular Trailer (LS)
   1. Supply labor, materials and equipment to remove the sanitary and water lines feeding the existing construction trailer. Scope of work includes but isn't limited to cutting / capping lines per City of Detroit requirements and restoration. Spoils are to be removed from the site and disposed of in a Class II landfill. Note: Costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

8. Demolition of Modular Trailer Decking & Roof Structure (LS)
   1. Supply labor, materials and equipment to remove the wood decking and roofing structure that is connected to the construction trailer. Scope of work includes but isn't limited to demolition of the wood decking structure, demolition of the roof structure and disposal of debris in a Class II Landfill.

9. Bollard Removal
   1. Supply labor, materials and equipment to remove existing bollards (EA)

4. EARTHWORK
   General Notes
   1. All spoils are to be removed from the site and disposed of in a Class II Landfill. Trucking & disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill bid item.
   2. Disposal of excavated spoils will be paid for by weight at the landfill.
   3. Existing spoils from the site cut operation can't be used onsite as fill. All site cut spoils are to be removed from the site and disposed of in a Class II landfill.
   4. The use of crushed concrete materials will not be permitted on the project.
   5. All labor to procure the required earthwork permits are to be included in the earthwork bid items.
   6. Management of groundwater encountered during the installation of the earthwork scope is included in the scope of work

1. Soil Erosion and Sedimentation Control (LS)
   1. Supply labor, materials and equipment to furnish, install, maintain for the duration of the project and remove once turf and permanent measures are in place the soil erosion and sedimentation control measures per the construction documents.

2. Strip Topsoil / Organic Material & Remove Existing Stumps / Shrubs (ACRE)
   1. Supply labor, materials and equipment to strip 12" of topsoil / organic material and remove existing tree stumps / shrubs throughout the site. Spoils and tree stump / shrub debris are to be removed from the site and legally disposed of in a Class II landfill.
   1. Note
      (i) Trucking and disposal costs to remove the topsoil, organic material, tree stumps and shrubs from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the topsoil, organic material, tree stumps and shrubs from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

3. Cut /Fill, Site Grading, Bioswale Excavation, Detention Pond Excavation, Landscaping Berms (LS)
   1. Supply labor, materials and equipment to complete the cut/fill, site grading, bioswales excavation and detention pond excavation scope per the construction documents. Scope of work includes but isn't limited to surveying, construction staking, layout, site cut/fill, site grading, manipulation of subgrade soil for the entire site, excavation of bioswales, excavation of detention pond and
subgrade compaction for the entire site. Spoils generated from the site cut, bioswale excavation and detention pond excavation are to be removed from the site and disposed of in a Class II landfill.

1. Notes
   (i) Planned Quantity Site Cut (Contract #1): 24,675 CY
   (ii) Planned Quantity Site Cut (Contract #2): 14,000 CY
   (iii) Planned Quantity Site Fill (Contract #1): 41,075 CY
   (iv) Planned Quantity Site Fill (Contract #2): 9,725 CY
   (v) Soil manipulation will consist of scarifying, mixing and blending the subgrade to a depth of 12" below the top of subgrade and recompacting to specified compaction.
   (vi) Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.
   (vii) Costs to import and place the planned quantity of site fill is included in this bid item.

2. Supply all labor, materials and equipment to furnish and install the landscaping berms per the construction documents. Scope of work includes but isn’t limited to surveying, construction staking, layout, construction of the landscaping berms and supplying clean fill material to build berms.

1. Notes
   (i) Planned Quantity Landscaping Berm Material (Contract #1): 7,400 CY
   (ii) Planned Quantity Landscaping Berm Material (Contract #2): 1,400 CY
   (iii) Costs to import and place the planned quantity of landscaping berm material is included in this bid item.

3. Supply labor, materials and equipment to complete the clean fill material on the backside of the bioswale per the construction documents.

1. Notes
   (i) Planned Quantity Clean Fill Material (Contract #1): 800 CY
   (ii) Planned Quantity Clean Fill Material (Contract #2): 100 CY
   (iii) Costs to import and place the planned quantity of clean fill material is included in this bid item.

4. Supply labor, materials and equipment to complete the 6" clean clay fill material layer in the bioswales per the construction documents.

1. Notes
   (i) Planned Quantity Clean Fill Material (Contract #1): 2,725 CY
   (ii) Planned Quantity Clean Fill Material (Contract #2): 1,575 CY
   (iii) Costs to import and place the planned quantity of clean fill material is included in this bid item.

5. Supply labor, materials and equipment to install 6" of clean fill material on top of the detention pond liner per the construction documents.

1. Note
   (i) Planned Quantity Clean Fill Material (Contract #1): 350 CY
   (ii) Planned Quantity Clean Fill Material (Contract #2): 0 CY
   (iii) Costs to import and place the planned quantity of clean fill material is included in this bid item.
4. Subgrade Undercutting (SY)
   1. Supply labor, materials and equipment to complete subgrade undercutting. Scope of work includes removal of 24" of unsuitable soils, placement of 24" of 1x3 crushed limestone material and static rolled compaction. Spoils are to be removed from the site and disposed of in a Class II Landfill.
      1. Notes
         (i) Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoons From Site & Dispose In Class II Landfill Bid Item.

5. Detention Pond Liner (LS)
   1. Supply labor, materials and equipment for the complete installation of the HDPE liner at the detention pond per construction documents. Installation includes but isn't limited to surveying, construction staking, layout, welding, seam testing and installation per manufacturers requirements.

6. Bioswale Liner (LS)
   1. Supply labor, materials and equipment for the complete installation of the HDPE liner at the detention pond per construction documents. Installation includes but isn't limited to surveying, construction staking, layout, welding, seam testing and installation per manufacturers requirements.

7. Topsoil (SY)
   1. Supply labor, materials and equipment to furnish and install 3" of topsoil material in landscaped areas per the construction documents. Topsoil material shall be clean screened topsoil brought in from offsite.

8. Crushed Limestone Aggregate Base
   1. Asphalt Pavement Aggregate Base (SY)
      1. Supply labor, materials and equipment to furnish and install 12" of 21AA crushed limestone aggregate base for the asphalt pavement per the construction documents. Scope of work includes fine grading and installation of aggregate base to the final design elevation prior to paving. The asphalt pavement aggregate base shall be turned over to future paving contractors in a ready to pave condition. Includes compaction per the construction documents.
   2. Concrete Pavement Aggregate Base (SY)
      1. Supply labor, materials and equipment to furnish and install 12" of 21AA crushed limestone aggregate base for the concrete pavement per the construction documents. Scope of work includes fine grading and installation of aggregate base to the final design elevation prior to paving. The concrete pavement aggregate base shall be turned over to future paving contractors in a ready to pave condition. Includes compaction per the construction documents.
   3. Bioswale Gravel Spreader Aggregate (SY)
      1. Supply labor, materials and equipment to furnish and install 6" of MDOT 4AA aggregate material and geotextile fabric filter at the bioswale gravel spreader per the construction documents.
   4. Aggregate Base At Jersey Barriers (SY)
      1. Supply labor, materials and equipment to furnish and install 6" aggregate material and geotextile fabric filter underneath the jersey blocks per the construction documents.

9. Subgrade Verification Survey (LS)
1. Supply a verification survey of the subgrade material after the site cut/fill operation is complete and prior to the aggregate base being installed. Survey is to be completed at 50’ intervals. Prior to the installation of the aggregate base the survey is to be turned over to the construction management team for approval.

2. Supply a verification survey of the top of the aggregate base prior to asphalt paving or concrete paving being installed. Survey is to be completed at 50’ intervals. Prior to the installation of the asphalt or concrete paving the survey is to be turned over to the construction management team for approval.

10. Woven Geotextile Separator (SY)
   1. Supply labor, materials and equipment to furnish and install a woven geotextile separator underneath all the pavement aggregate base.
      1. Note
         (i) Woven geotextile separator must meet MDOT specifications

5. SITE UTILITIES
   General Notes
   1. All spoils are to be removed from the site and disposed of in a Class II Landfill. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill bid item.
   2. Disposal of excavated spoils will be paid for by weight at the landfill.
   3. The use of crushed concrete materials will not be permitted on the project.
   4. Management of groundwater encountered during the installation of the site utilities is included in the scope of work.
   5. All labor to procure the required site utility permits are to be included in the site utility bid items.

1. Temporary Dewatering Pumping System (LS)
   1. Design, furnish, install and maintain a temporary dewatering pumping system. Scope of work includes but isn't limited to designing, furnishing, installing, using and maintaining a temporary pumping system to pump groundwater encountered during the installation of the underground work. The system is to include but isn’t limited to collection points, frac tanks, pumps and hoses to allow for groundwater to be collected in frac tanks and legally disposed of offsite. Permits, sampling, monitoring and water testing to determine the method of disposal is by others.

2. Ground Water Sampling, Monitoring, Testing & Disposal
   1. Note
      1. Sampling, monitoring and testing required for the disposal of ground water is by others. Ground water is to be pumped to frac tanks and compliance sampled prior to disposal.

2. Disposal of ground water to GLWA sewer.
   1. General contractor is to include the disposal of ground water to the GLWA sewer. The cost to complete this scope is included as an allowance on the bid form. The allowance will be reduced on a cost plus 10% basis as the ground water is removed from the site.
      (i) Notes
         1. Bid item only includes the disposal of the ground water. Management, pumping and containment of the ground water is included in the individual bid items and the temporary dewatering pumping system line items.

3. Disposal of PFAS impacted water
   1. General contractor is to include the disposal of any PFAS impacted ground water. The cost to complete this scope is included as an allowance on the bid form. The allowance will be reduced on a cost plus 10% basis as the impacted ground water is removed from the site.
(i) Notes
1. Bid item only includes the disposal of the ground water. Management, pumping and containment of the ground water is included in the individual bid items and the temporary dewatering pumping system line items.

3. Ground Penetrating Radar Services / Hydroexcavation
   1. Supply labor, materials and equipment to locate existing utilities using ground penetrating radar services. (HRS)
   2. Supply labor, materials and equipment to expose and locate existing utilities using a hydroexcavation truck. (HRS)

4. Adjust Existing Manhole & Catch Basin Structures (EA)
   1. Supply labor, materials and equipment to adjust existing manhole and catch basin structures. Scope of work includes but isn't limited to removal of existing casting/frame taking care to not damage and installation to the existing casting/frame at the new parking lot elevation.

5. Storm Sewer System (LS)
   1. Supply labor, materials and equipment to furnish and install storm sewer system per construction documents. Installation includes but isn't limited to surveying, construction staking, layout, excavation, directional drilling, dewatering of utility trenches, installation of piping / structures, oil water separators, KSI Series 2000 HDPE Chamber, backfill, rip, rap, restricted bioswale outlets to river, testing of system and as-builts. Spoils are to be removed from the site and disposed of in a Class II landfill.
      1. Notes:
         (i) Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

6. Restoration At Restricted Bioswale Outlets To The River (LS)
   1. Supply labor, materials and equipment to restore/rebuild surrounding property to existing conditions after installation of the restricted bioswale outlets. Scope of work includes but isn't limited to documenting existing conditions, backfilling trenches & excavations, grading area, restoring aggregate, installing topsoil and seeding areas to pre-existing conditions.

7. Site Fire Water Main
   1. Site Fire Water Main Piping (LF)
      1. Supply labor, materials and equipment to furnish and install site fire water main piping per the construction documents. Installation includes but isn't limited to surveying, construction staking, layout, excavation, directional drilling, dewatering of utility trenches, piping, bends, fittings, backfill of trenches, thrust blocks, tapping of existing main, disinfecting of water main, appurtenances, pressure/operations testing of system and as-builts. Spoils are be removed from the site and disposed of in a Class II landfill.
         (i) Notes:
            1. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

2. Fire Hydrants (EA)
   1. Supply labor, materials and equipment to furnish and install fire hydrants per the construction documents. Installation includes but isn't limited to surveying, construction staking, layout, excavation, dewatering of utility trenches, fittings, hydrants, backfill of trenches, thrust blocks, disinfecting of water main, appurtenances, pressure/operations testing of system and as-builts.
Spoils are be removed from the site and disposed of in a Class II landfill.

(i) Notes:
1. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

3. Gate Valves (EA)
1. Supply labor, materials and equipment to furnish and install gate valves per the construction documents. Installation includes but isn't limited to surveying, construction staking, layout, excavation, dewatering of utility trenches, fittings, gate valves, backfill of trenches, thrust blocks, disinfecting of water main, appurtenances, pressure/operations testing of system and as-builds. Spoils are be removed from the site and disposed of in a Class II landfill.

(i) Notes:
1. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

4. Double Check Assemblies (EA)
1. Supply labor, materials and equipment to furnish and install double check detector assemblies per the construction documents. Installation includes but isn't limited to surveying, construction staking, layout, excavation, dewatering of utility trenches, fittings, double check assemblies, vaults, backfill, thrust blocks, disinfecting of water main, appurtenances, pressure/operations testing of system and as-builds. Spoils are be removed from the site and disposed of in a Class II landfill.

(i) Notes:
1. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

8. Domestic Water Line To Modular Trailer (LS)
1. Supply labor, materials and equipment to furnish and install water lines to (2) modular trailers per the construction documents. Installation includes but isn't limited to excavation, dewatering of utility trenches, installation of piping, backfill of trench, tapping existing main, connections to modular trailers, disinfecting of water lines, appurtenances, pressure/operations testing of system and as-builds. Spoils are be removed from the site and disposed of in a Class II landfill.

1. Notes:
(i) Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

9. Sanitary Water Line To Modular Trailers (LS)
1. Supply labor, materials and equipment to furnish and install sanitary sewer system per construction documents. Installation includes but isn't limited to surveying, construction staking, layout, excavation, installation of piping, backfill of trench, tapping of the existing main, connections to modular trailers, testing of system and as-builds. Spoils are be removed from the site and disposed of in a Class II landfill.

1. Notes:
(i) Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.
6. PUMP STATION (LS)
   1. Supply labor, materials and equipment to furnish and install a complete pump station at the detention basin per the construction documents. Scope of work includes but isn't limited to surveying, construction staking, layout, pumps, pump control panel, force main piping, dissapers, concrete pads, pressure/operations testing, startup and as-buils. Spoils are be removed from the site and disposed of in a Class II landfill.
   
   Notes:
   1. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are NOT included in this bid item. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

7. REMOVE SPOILS FROM SITE & DISPOSE IN CLASS II LANDFILL (TON)
   1. Supply trucking and pay for landfill disposal fees to remove spoils from site & dispose of in Class II Landfill

8. CONCRETE AND BOLLARDS
   
   Concrete General Notes
   1. Scope of work includes but isn't limited to the following:
      1. Surveying, construction staking and layout
      2. Formwork
      3. Control joints and expansion joints
      4. Reinforcing,
      5. Sealing of joints
      6. All mobilizations

   1. Concrete (LS)
      1. Supply labor, materials and equipment for a complete concrete scope of work. Concrete scope of work includes but isn't limited to following:
         1. Supply labor, materials and equipment to furnish and install concrete curb/gutter at the entrance to and islands in the employee parking lot per the construction documents.
         2. Supply labor, materials and equipment to furnish and install concrete curb/gutter at the entrance to the site along Freud St. per the construction documents.
         3. Supply labor, materials and equipment to furnish and install concrete pavement at the site entrance, sally port area and truck staging area per the construction documents.
         4. Supply labor, materials and equipment to furnish and install concrete pavement at the salt dome pad.
         5. Supply labor, materials and equipment to furnish and install concrete pavement at guard house. Scope of work includes concrete pad for guardhouse to be installed on, concrete ramps and concrete sidewalks
         6. Supply labor, materials and equipment to furnish and install concrete pavement at generator pad and electrical pad.
         7. Supply labor, materials and equipment to furnish and install the cast in place concrete barrier at the salley port area per the construction documents.
         8. Supply labor, materials and equipment to furnish and install the concrete foundations required for the BLG77 gates.
         9. Supply labor, materials and equipment to furnish and install the concrete paving at the turnstile gates.
2. Bollards (EA)
   1. Supply labor materials and equipment to furnish and install galvanized bollards/guard posts per the construction documents. Scope of work includes but isn't limited to surveying, construction staking, layout, furnish/installation of bollard material, setting of bollard, pouring of concrete and offsite disposal of spoils in a Class II Landfill.
   1. Notes
      (i) Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

9. 3rd PARTY QA/QC TESTING (LS)
   1. Supply labor, materials and equipment to furnish 3rd party QA/QC subgrade compaction testing per the construction documents.
   2. Supply labor, materials and equipment to furnish 3rd party QA/QC pavement aggregate base compaction testing per the construction documents.
   3. Supply labor, materials and equipment to furnish 3rd party QA/QC concrete testing per the construction documents.
   4. Supply labor, materials and equipment to perform 3rd party QA/QC asphalt pavement testing per the construction documents.

10. JERSEY BLOCKS (LS)
    1. Supply labor, materials and equipment to furnish and install jersey blocks and aircraft cabling connecting jersey blocks per the construction documents. Scope of work includes but isn't limited to jersey blocks around the perimeter of the site, jersey blocks at employee entrance lot and jersey blocks required for the salt dome structure. All jersey blocks around the perimeter of the site are to be connected together per the cabling detail provided in the drawings.

11. PARKUT GUARDHOUSE (LS)
    1. Supply labor, materials and equipment to furnish, set and install the Parkut guardhouse per the construction documents.

12. FENCING (LS)
    1. Supply labor, materials and equipment to furnish and install chain link security fencing per the construction documents. Scope of work includes but isn't limited to chain link fencing, chain link fencing with security / hedge fencing, barbed wire and gates.
       1. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoils From Site & Dispose In Class II Landfill Bid Item.

13. GATES
    1. Sliding Gates (LS)
       1. Supply labor, materials and equipment to furnish and install (2) sliding gates at entrance to the employee parking lot per the construction documents. Scope of work includes but isn't limited to layout, complete installation of control panels, motors, equipment, ground loops, concrete foundations, etc for a complete installation of the sliding gates. Final electrical connections will be by the electrical contractor.
    2. Automatic Systems BLG77 Gates (LS)
       1. Supply labor, materials and equipment for the complete installation of the Automatic Systems BLG77 chain link security gates at the sally port area per the construction documents. Scope of work includes but isn't limited to layout, control panels, motors, equipment, ground loops, access
control requirements, etc for a complete installation.

1. Notes:
   (i) The BLG77 gates are to be furnished and installed by KnightWatch Inc. The costs to furnish and install the gates is to be included in this bid item. Please contact Tom Kloc at KnightWatch Inc. for a proposal
   1. (248) 660-4516
   2. tkloc@knightwatch.net
   (ii) Concrete foundations required for the BLG77 gates aren't included in KnightWatch's proposal and are to be provided by the concrete contractor.

3. Alvarado Single Full Height Turnstile Gates (LS)
   1. Supply labor, materials and equipment to furnish and install (2) Alvarado Single Full Height - ALV MST-6XSS-CHRY turnstile gates at employee parking lot per the construction documents. Scope of work includes but isn't limited to layout, complete installation of control panels, motors, equipment, access control requirements and canopy structure for a complete installation.
   1. Notes:
      (i) The Alvarado Turnstile gates are to be furnished and installed by KnightWatch Inc. The costs to furnish and install the turnstiles is to be included in this bid item. Please contact Tom Kloc at KnightWatch Inc. for a proposal
      1. (248) 660-4516
      2. tkloc@knightwatch.net

14. LANDSCAPING (LS)
   1. Supply labor, materials and equipment to furnish and install a complete landscaping scope of work. Scope of work includes but isn't limited to the following;
      1. Supply labor, materials and equipment to fine grade, prep grass areas and install seeding per the construction documents. Scope of work includes but isn't limited to compacting and smoothing areas, disposing of debris, firming loose soil, roughening the seedbed, furnishing and applying the seed, straw mulch, fertilizer and stabilizing emulsion
      2. Supply labor, materials and equipment to furnish and install trees, shrubs and plantings per the construction documents. Scope of work includes but isn't limited to preparation of areas for plantings, furnishing and planting of specified trees and a (1) year maintenance plan ensuring the trees planted will be watered and cared for properly.

15. ASPHALT PAVING
   1. Asphalt Paving (Ton)
      1. Supply labor, materials and equipment to furnish and install asphalt paving per the construction documents. Scope of work includes all required mobilizations
   2. Asphalt Striping (LS)
      1. Supply labor, materials and equipment to furnish and install pavement striping per the construction documents. Scope of work includes all required mobilizations

16. ELECTRICAL / SECURITY / TECHNOLOGY
   Electrical General Notes
   1. All spoils are to be removed from the site and disposed of in a Class II Landfill. Trucking and disposal costs to remove the spoils from the site and dispose of in a Class II Landfill are included in the Remove Spoons From Site & Dispose In Class II Landfill bid item.
   2. Disposal of excavated spoils will be paid for by weight at the landfill.
   3. The use of crushed concrete materials will not be permitted on the project.
4. All labor to procure the required electrical trade permits is included in the electrical bid items.
5. Surveying, construction staking and layout services are included in the electrical scope of services.
6. Excavation, backfill and dewatering of underground trenches are included in the electrical scope of services.
7. Electrical contractor shall be responsible for final electrical connections to control panels, motors, equipment, etc. as provided by other trades.
8. Electrical contractor shall be responsible for re-grading and re-compaction to the required densities of all areas disturbed by their work.
9. Electrical contractor is to include all directional drilling required to completed their scope of work.
10. Electrical contractor shall furnish shop drawings, product data, samples, coordination drawings, operation and maintenance manuals, test and inspection reports, as-built drawings, system certifications, warranties and guarantees, etc. as required for installation.

1. Electrical Demolition
   1. Disconnect Electrical To Modular Trailer (LS)
      1. Supply labor, materials and equipment to disconnect and demolish the electrical feed to the existing construction trailer. (LS)

2. Site Power (LS)
   1. Supply labor, materials and equipment to furnish and install the DTE power feed to the site. Scope of work includes coordination with DTE, costs associated with DTE scope of work and labor, materials and equipment for a complete installation.
      1. Notes
         (i) DTE Electric work order number 56685808 has been generated for the work required at this site.
   2. Supply labor, materials and equipment to furnish and install site power per the construction documents. Scope of work includes but isn’t limited to excavation/trenching, directional drilling, conduit/wire transformers, power panels, and final connections to equipment for a complete system.

3. Site Lighting (LS)
   1. Supply labor, materials and equipment to furnish and install a complete site lighting system per the construction documents. Scope of work includes but isn’t limited to excavation/trenching, directional drilling, light pole bases, conduit/wiring, backfill, lighting control panels, lighting panels, light poles and fixtures for a complete system.

4. Site Security & Technology (LS)
   1. Supply labor, materials and equipment to furnish and install the AT&T fiber line feed to the site. Scope of work includes coordination with AT&T, costs associated with AT&T scope of work and labor, materials and equipment for a complete installation.
   2. Supply labor, materials and equipment to furnish and install a complete CCTV camera system per the construction documents.
      1. Notes:
         (i) The following "parts and smarts" for the CCTV camera system will be provided by Motor City Electric Technologies (MCE-Tech).
            1. Cameras
            2. Mounts
            3. Licensing
            4. Camera support enclosures (enclosure, medial convertor, surge and small fiber LIU)
            5. Programming and commissioning of the CCTV camera system.
         (ii) Installation of the MCE-Tech supplied "parts & smarts" equipment is by the electrical contractor.
         (iii) New cameras will be recorded on an existing NVR at D2AP.
         (iv) The cost of MCE-Tech equipment is to be included in this bid item. Please contact Marc Spontack at MCE – Tech for the equipment proposal.
1. (313) 363-7638
2. mspontack@mce-tech.com
(v) All remaining equipment and materials needed to install a complete CCTV camera system will be furnished and installed by the electrical contractor.
3. Supply labor, materials and equipment to furnish and install a complete network and data system per the construction documents.
4. Supply labor, materials and equipment to furnish and install a complete access control system per the construction documents.
1. Notes:
(i) The following “parts and smarts” of the access control system will be supplied by KnightWatch Inc.
   1. Proximity card readers
   2. Intercoms
   3. Access control system controller (ACP)
   4. ACP controller enclosure
   5. Stanchions for proximity card readers
   6. Termination, testing and checking of the access control system
(ii) Installation of the KnightWatch Inc. supplied “parts & smarts” equipment is by the electrical contractor.
(iii) The cost of the KnightWatch equipment is to be included in this bid item. Please contact Tom Kloc at KnightWatch Inc. for the equipment proposal
   1. (248) 660-4516
   2. tkloc@knightwatch.net
(iv) All remaining equipment and materials needed to install a complete access control system will be furnished and installed by the electrical contractor.

17. NATURAL GAS GENERATOR (LS)
1. General Notes
   1. Mechanical contractor shall be responsible for re-grading and re-compaction to the required densities of all areas disturbed by his work.
   2. Mechanical contractor shall furnish shop drawings, product data, samples, coordination drawings, operation and maintenance manuals, test and inspection reports, as-built drawings, system certifications, warrantees and guarantees, etc. in such quantities as required in the specifications.
2. Supply labor, materials and equipment to furnish and install the natural gas line from the 24" DTE gas main to the gas meter. Scope of work includes but isn't limited to DTE coordination, costs associated with DTE scope of work, tapping fees and all labor, material and equipment to install the piping, fittings, regulator and meter for a complete installation.
   1. Note
      1. DTE Gas work order number XXXXXXXXX has been generated for the work required at this site.
         (i) Work order number is unavailable at this time.
   3. Supply labor, materials and equipment to furnish and install the natural gas backup generator per the construction documents. Scope of work includes but isn't limited to surveying, construction staking, layout, supplying, installing, wiring, piping, pressure/operations testing and starting up of the generator.
Piping installation is to include the natural gas piping from the gas meter to the generator unit.

18. MODULAR TRAILERS
1. General Notes
   1. Reference electrical drawing E402 for modular trailer floor plans
2. Include concrete pier foundations for the modular trailers

2. McDonald Modular Trailers (LS)
   1. Supply all labor, materials and equipment to furnish and install a customized McDonald Modular Systems, Inc. Model T36680F modular trailer per the construction documents. Scope of work includes but isn't limited to supplying the modular building per the construction documents, delivering and setting the building onsite, final installation of the building onsite, blocking and tying down the building and installation of skirting around the base of the building.
   2. Supply all labor, materials and equipment to furnish and install a customized McDonald Modular Systems, Inc. Model T1250OF modular FCA Security trailer per the construction documents. Scope of work includes but isn't limited to supplying the building per the construction documents, delivering and setting the building onsite, final installation of the building onsite, blocking and tying down the building and installation of skirting around the base of the building.

3. Access Stairs & Access Ramps At Modular Trailers (Allowance)
   1. Supply labor, materials and equipment to furnish and install permanent access stairs and access ramps for the modular buildings (Allowance)

19. SALT DOME (LS)
   1. Supply labor, materials and equipment to furnish and install the salt dome.

20. GROUND SIGN (ALLOWANCE)
   1. Supply labor, materials and equipment to furnish and install the ground sign (Allowance)
      1. Sign will be re-bid once design has been finalized.

III. HOURS OF OPERATION & EMERGENCY CONTACT
    The General Contractor shall establish reasonable and productive hours for performing the Work with due consideration to the residents and surrounding businesses. The General Contractor shall also maintain an on-site manager at all times with a 24 hour monitored cell phone number to receive emergency notifications.

END OF SECTION
SECTION IV – SAFETY REQUIREMENTS

A. GENERAL CONTRACTOR RESPONSIBILITY FOR SAFETY

The DBRA shall rely on the Project Manager’s knowledge and assurances that every Work activity shall endeavor to:

1. Maintain secure work areas free from hazardous conditions including establishing barricades, concealed space monitoring & protection equipment, traffic controls, prohibiting dumping or collection of rubbish in the Work area.
2. Provide at all times appropriate personal protection equipment for any employee, subcontracted persons and the public associated, involved or affected by the General Contractor’s performance of the work.
3. Prevent accidents and injuries to anyone working on the Project Site which the Project Manager employs, subcontracts or arranges (knowing or otherwise) to be on the Properties during the Subcontractor’s performance of the Work.
4. Prevent injury or exposure to injury general public within the influence of the Project during the General Contractor’s performance of the Work.
5. Maintain, post and distribute to all employees and workers at the project site, all “Right to Know” information for materials and equipment used by the General Contractor in the performance of the Work.
6. The general contractor shall employ a full time safety officer to implement, oversee and maintain the general contractor’s corporate and project safety program during the entire duration of the contract.

The General Contractor shall have the sole responsibility and obligation, to its employees, agents, advisors, consultants and subcontractors, to implement and maintain a written OSHA compliant Corporate and Project Safety Program during the entire duration of the contract. The General Contractor will be provided with an environmental disclosure statement summarizing the known subsurface conditions at the project site, and environmental assessment reports will be made available for review.

Upon notification of contract award and prior to the commencement of Work, the Project Manager shall obtain a letter, signed by an officer of each subcontractor, outlining the subcontractor’s safety policy and corporate commitment to safety and compliance with the Project Manager’s Corporate and Project Safety Program. The Project Manager will immediately provide evidence and a copy of the Safety Program to the DBRA upon request, notwithstanding, the DBRA is not responsible for assuring or monitoring the Project Manager’s safety performance or program implementation.

In the event of imminent danger or when peril exists to life, limb, or property, the Project Manager’s supervision and site staff shall have the authority and responsibility to immediately stop any or all work activities until any unsafe act or unsafe condition has ceased and otherwise corrected.

B. MIOSHA REQUIREMENTS

The General Contractor shall, during execution of the Work for this Contract, promptly and fully comply with the provisions of the Michigan Occupational Safety and Health Act 154 of 1974 with particular attention paid, but not limited to, Occupational Safety and Health Administration, Department of Labor, Safety and Health Regulations for construction, and Occupational Safety and Health Standards, as printed and any changes thereto.

All fatality cases and/or accidents in which five (5) or more persons are injured in any one accident shall be reported to the District and/or Regional Office within forty-eight (48) hours from the time of occurrence:

Michigan Department of Labor Bureau of Safety Regulations
3500 North Logan, P.O. Box 30035
Lansing, Michigan 48909
(517) 3731410
Copies of the Occupational Safety and Health Act 154 of 1974 and related information on education and training programs may be secured from the offices listed above.

C. FULL TIME SAFETY OFFICE REQUIREMENT
The general contractor shall provide a safety officer on a full-time basis for the duration of the project.

END OF SECTION
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

SECTION V – BID FORM

DBRA: Bid Package - 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE
Project: LAND ASSEMBLY PROJECT– PRE-DEVELOPMENT SITE PREPARATION:

Name of Bidder: ____________________________________________________________

Bidder’s Address: __________________________________________________________

City / State / Zip Code: ______________________________________________________

E-Mail Address: _____________________________________________________________

Bidder's Telephone: (_______)______________________________________________

Submitted to: The City of Detroit Brownfield Redevelopment Authority  
500 Griswold St, Suite 2200  
Detroit, MI 48226  
Attn: Orza Robertson

A. BID

The Undersigned, as the Authorized Agent for the Bidder, certifies that the Bidder has thoroughly examined the Bid Package and hereby submits this Bid to furnish, for compensation by the DBRA in the amounts stated in this Bid for, all necessary and incidental labor, materials, tools, equipment, all applicable taxes, insurance, and supervision required to provide the Site 12 Vehicle Marshalling Lot General Contracting Scope of Work in strict conformance with the requirements, terms and conditions set forth in this Bid Package.

The Undersigned certifies that the Bidder understands the provisions, terms and conditions set forth in the Contract included in this Bid Package as Section IV – Contract and that the Bidder is prepared to execute a contract with the DBRA incorporating the accepted provisions of this Bid.

B. STARTING AND COMPLETING WORK

The Undersigned certifies that, upon receipt of a Letter of Intent and Notice to Proceed from the DBRA, the Bidder is prepared to mobilize and commence the provision of Services based on the provisions of the terms and conditions set forth in this Bid Package pending the final preparation and execution of the Contract.

The DBRA intends to contract the Work on an urgent and expedited basis as follows:

Pre-Bid Meeting – 3/17/2020 at 10:00am
   The pre-bid meeting will be held at the City of Detroit Brownfield Redevelopment Authority’s (DBRA) office located at 500 Griswold St. Suite 2200 Detroit, MI 48226. Please email Ben Nimke with your intent of attending the Pre-Bid Meeting by 3/13/2020 at 4:00pm
   Email - benjamin.nimke@aecom.com

Final Day to submit questions to Owner – 3/25/2020 at 10:00am
Owner response to Questions – 3/30/2020
Bid Due Date – 4/3/2020 @ 3:00pm
Letter of Intent to award – 4/22/2020
DBRA Board approval – 4/22/2020
Mobilize to Site – 4/27/2020
Construction Start Date – 5/4/2020
The contractor agrees to complete the work and obtain substantial completion of the project on or before the date listed below.

Notes:
1. Both contracts must be completed on or before a noted substantial completion date when considering if the substantial completion date is met.
2. Substantial completion is defined as having all required work completed except landscaping.

Contract #1 & Contract #2 Substantial Completion – 10/31/2020

Final Completion (Landscaping) – 12/31/2020

The Undersigned hereby affirms the Bidder’s understanding that the schedule and sequence for the provision of the Work shall be at the direction of the DBRA.

C. PERFORMANCE AND PAYMENT BONDS
The Undersigned affirms that the cost of a 100% Performance and Payment bonds for the full amount of the Bid Price is included in Bid Price.

D. ADDENDA
The Bidder acknowledges receipt of the following Addenda, which specify revisions to the Bid Package, and states that appropriate adjustments in the Bid Prices, if any, have been included in this Bid:

(1) ADDENDUM NO. _________ DATED __________________
(2) ADDENDUM NO. _________ DATED __________________
(3) ADDENDUM NO. _________ DATED __________________
(4) ADDENDUM NO. _________ DATED __________________
(5) ADDENDUM NO. _________ DATED __________________

E. BASE BID PRICING SPREADSHEETS: SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE
The Bidder submits the following Bid Prices for the complete provision of the Site 12 Vehicle Marshalling Lot GC Package specified in Section V: Quantities will be adjusted on actual quantities at the bid unit prices.
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<th>Bid Item</th>
<th>Bid Item Subtask</th>
<th>Bid Item Subtask #2</th>
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<th>Unit Of Measure</th>
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## Contract #1 – DTE Parcels
**Substantial Completion Date 10/31/2020**

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**Contract #1 DTE Parcels (Substantial Completion Date 10/31/2020) Amount**
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<td>Domestic Water Line To Modular Trailers</td>
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<td>Sanitary Water Line To Modular Trailers</td>
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<td>Remove Spoils From Site &amp; Dispose In Class II Landfill</td>
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### Contract #2 – GLWA / Conrail Parcels
#### Substantial Completion Date 10/31/2020

<table>
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<tr>
<th>Bid Item Number</th>
<th>Bid Item</th>
<th>Bid Item SubTask</th>
<th>Estimated Quantity</th>
<th>Unit Of Measure</th>
<th>Unit Price</th>
<th>Total</th>
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<td>Sliding Gates</td>
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<td>Automatic Systems BLG77 Gates</td>
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<td>Alavardo Single Full Height Turnstile Gates</td>
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<td>13,925</td>
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<td>McDonald Modular Trailers</td>
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<td>Access Stairs &amp; Access Ramps At Modular Trailers - Allowance</td>
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<td>Salt Dome</td>
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<td>LS</td>
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<td>Allowance</td>
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**Contract #2 GLWA / Conrail Parcels (Substantial Completion Date 10/31/2020) Amount**
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

Contract #1 DTE Parcels $_____________________
Contract #2 GLWA/Conrail Parcels $_____________________
TOTAL $_____________________________________

G: ALTERNATE PRICES: SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

1. N/A

H: UNIT PRICES: SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

<table>
<thead>
<tr>
<th>Unit Price Bid Number</th>
<th>Bid Item</th>
<th>Unit Of Measure</th>
<th>Unit Price</th>
</tr>
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<tr>
<td>1</td>
<td>Furnish, install, compact and test 21AA crushed limestone</td>
<td>TON</td>
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<tr>
<td>2</td>
<td>Furnish, install and compact 1x3 crushed limestone</td>
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<td>3</td>
<td>Furnish, install, compact and test Class II sand</td>
<td>TON</td>
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<td>4</td>
<td>Furnish, install, compact and test Class III sand</td>
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<tr>
<td>5</td>
<td>Remove and replace catch basin / manhole frame and casting</td>
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<td>6</td>
<td>Removal and disposal of (1) 55 gallon UST</td>
<td>EA</td>
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<tr>
<td>7</td>
<td>Removal and disposal of (1) 110 gallon UST</td>
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<td>8</td>
<td>Removal and disposal of (1) 275 gallon UST</td>
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<td>9</td>
<td>Removal and disposal of (1) 550 gallon UST</td>
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<td>10</td>
<td>Removal and disposal of (1) 1,000 gallon UST</td>
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<td>16</td>
<td>Removal &amp; disposal of UST contents</td>
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<td>Removal and transportation of hazardous soil</td>
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<td>19</td>
<td>Disposal of hazardous soil</td>
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<td>Cost +10%</td>
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<td>20</td>
<td>Testing and characterization of contaminated concrete</td>
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<td>Cost +10%</td>
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<tr>
<td>21</td>
<td>Removal and transportation of contaminated concrete</td>
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<tr>
<td>22</td>
<td>Disposal of contaminated concrete</td>
<td>TON</td>
<td>Cost +10%</td>
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<tr>
<td>23</td>
<td>Complete test pit excavations (Assume 3’ wide x 10’ deep x 15’ long)</td>
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<tr>
<td>24</td>
<td>Furnish and install soil erosion control silt fence</td>
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</tr>
<tr>
<td>25</td>
<td>Furnish and install soil erosion control catch basin protections</td>
<td>EA</td>
<td></td>
</tr>
</tbody>
</table>

I: OTHER UNIT PRICES
In the event that the DBRA requires the Bidder to cease the provision of Services, the additional charges shall be allowed:

Demobilize from the Project Site 12 GLWA Berm Removal $_____________________
Remobilize to the Project Site 12 GLWA Berm Removal $_____________________

J. LANDFILL LOCATIONS TO BE USED FOR SOIL REMOVAL FROM SITE
1. Landfill Owner/ Location of Primary Landfill to be used:____________________________________
2. Landfill Owner/Location of Second Landfill to be used:__________________________________

END OF BID ITEMS
The above Bid Prices include the cost of 100% Performance and Payment Bond as required by MCL Act 213 of 1963 Section 129 for Public Works Projects for the full final amended amount of the PM Contract
The Bidder [requires] [does not require] performance and payment bonds for all subcontracts.

I. SUB-CONSULTANTS / SUB-BIDDERS – NOT USED

J. JOINT VENTURE (For a Joint Venture Bidder Only)
If a Joint Venture Contractor, the undersigned agrees to submit to the DBRA prior to the Bid Award a copy of the Joint Venture Agreement to be entered into by the Joint Venture Partners. The Bidder understands that the Joint Venture Agreement form and content is subject to the sole approval of the DBRA.

K. WITHDRAWAL OF BID
The Bidder agrees that this Bid will remain firm and will not be withdrawn for a period of ninety (90) days after submission date of this Bid.

L. START OF SERVICES
The Bidder agrees to start Services immediately upon receipt of a Notice to Proceed from the DBRA.

M. REJECTION OF BIDS
The Bidder understands that the DBRA reserves the right to evaluate and waive any informality, abnormality, or irregularity in the submission of any Bid deemed, at the sole discretion of the DBRA, to be immaterial to the content, validity and fair – equal competitiveness of the Bid. The DBRA reserves the discretionary right to reject any or all Bids in whole or in part which are not submitted in accordance with the Bid Package terms and conditions, exceed the DBRA budget allocated for the Services, or are not consistent with the anticipated competitive pricing.

N. EQUAL OPPORTUNITY REQUIREMENTS
The Bidder acknowledges and confirms that Bidder upon execution of a Contract with the DBRA will use its best efforts to comply and require all subcontractors to comply with all equal opportunity and labor requirements described in Section IV, H-6, Equal Opportunity & Anti Discrimination Practices, which includes:

Compliance with Fair Employment Laws (Detroit Fair Employment Practices Ordinance 303-H). The Contractor shall comply with the United States Constitution and all federal, state and local laws, rules and regulations governing fair employment practices and equal employment opportunity.

City of Detroit Executive Order No. 2003-4. The Contractor shall comply with the goals of the City of Detroit's Executive Order No. 4, dated October 28, 1994, pertaining to the utilization of Detroit-based and small businesses.

City of Detroit Executive Order No. 2007-1. In the performance of the Services, the Contractor agrees to comply with the goals of the City of Detroit's Executive Order No. 2007-1 (refer to Section IV, Subsection H-6).

Ordinance No. 20-93. The Contractor agrees to comply in the performance of the Services, and shall require all subcontractors to comply with City of Detroit Ordinance No. 20-93, codified as Detroit City Code 18-5-60 through 18-5-66, Prevailing Wage and Fringe Benefit Rates Required for City Projects, as amended.

The Bidder agrees to submit upon request by the DBRA in a reasonable time the following information:

- A copy of the Bidder’s formally adopted equal employment opportunity policy indicating that the firm does not discriminate in its employment practices and takes affirmative action to recruit and hire minority persons as required by Section 2-7-3 of Ordinance 303-H.
- A statement on company letterhead that it will not start the provision of Services on the Project until it has issued its affidavit of compliance to the Civil Rights, Inclusion and Opportunity (CRI) relative to Ordinance 303-H.
- A copy of the firm’s Affirmative Action Plan.

O. BID SECURITY

The Bidder shall include with the Bid submission a Bid bond in the amount of 5% of the Total Base Bid Amount.
P. PROPOSER’S QUALIFICATIONS
The Undersigned declares that Bidder has had prior experience in the type of Work required by the Bid Package and that Bidder has the necessary finances, personnel and working organization, and equipment available to execute the proposed Services in accordance with the timing and requirements of the Contract Documents.

Q. PROPOSER NOT IN ARREARS
The Undersigned certifies that, as of the date of this Bid, Bidder is not in arrears to the City of Detroit for any debts whatsoever (including but not limited to back taxes) as provided for in Sec. 21315, City Code (Ord No. 52H) and further certifies that the Bidder is not in default with respect to any City or DBRA contracts.

R. WAIVER
The Undersigned certifies the price Bid in this Bid is correct and complete and stated as intended by the Undersigned for Services covered by this Bid. The Undersigned further certifies that all information given in or furnished with this Bid is correct, complete, and submitted as intended by the Undersigned, and the undersigned does hereby waive any right or claim Bidder may now have or which may hereafter accrue to the Bidder, by reason of errors, mistakes, or omissions made by the Undersigned in this Bid, to refuse to execute the Contract if awarded to the Bidder, to demand the return of the Bid Security, or to be relieved from any of the Bidder’s obligations as set forth in said Bid Security required with this Bid.

S. SPECIAL FORMS
Bidders will note that a copy of each of the following documents has been included in this Section:

- Bid Signature Page
- Acknowledgments – Corporation, Partnership, Limited Liability Company and Joint Venture
- Resolution of Authority – Corporation, Partnership, Limited Liability Company and Joint Venture
- Affidavit of Non-Collusion and Non-Conflict of Interest
- Bidder’s Insurance Certification
- Bidder’s Most Recent Income Tax Clearance Form – (attach one copy)
- Bidder’s Taxpayer Identification Number and Certification – W-9 (attach one copy)

Each set of the applicable documents is to be completed, signed, and returned with the Bid. These documents will later be used in preparing the execution Contract for the accepted Bid.

The Undersigned certifies and represents that he / she is authorized to execute, submit and bind this Bid on behalf of the Bidder,

NAME OF PROPOSER: ________________________________________________________________
(Please Print Full Legal Name)

BUSINESS ADDRESS: ________________________________________________________________
(Number and Street)
(City) (State) (Zip Code)

FEDERAL TAX IDENTIFICATION NO.: ____________________________________________

CHECK ONE:

____ CORPORATION, incorporated under the laws of the State of __________________________

If not a Michigan Corporation, are you licensed to do business in the state of Michigan? YES ____ NO _____

____ PARTNERSHIP (Please List Partners)

____ JOINT VENTURE (Please List Partners)

____ LIMITED LIABILITY COMPANY (Please List Managing Members)
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

SIGNED and SUBMITTED on ___________________________ ________________. 2019

BY _____________________________

Signature

___________________________ ____________________________

Print Name Title
JOINT VENTURE ACKNOWLEDGEMENT

STATE OF MICHIGAN )
COUNTY OF )SS.

The foregoing instrument was acknowledged before me on the ________ day of ____________, 2019, by
______________________, Authorized Agent, on behalf of ______________________________, a Joint
Venture.

___________________________________
Signature

Notary Public, Wayne County, Michigan

My commission expires: ______________
RESOLUTION OF CORPORATE AUTHORITY

I, ______________________, as _______________ of ____________________, a Corporation of the State of ________________ DO HEREBY CERTIFY that the following individuals are authorized agents of the Corporation:

Name: ________________________
Title: ________________________

____________________________________
_______________________________________
_______________________________________
_______________________________________

I FURTHER CERTIFY that any of the aforementioned officers of the Corporation are authorized to execute or guarantee and commit the Corporation to the terms, conditions, obligations, stipulations and undertakings contained in the Bid Package and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, I affix my signature on the __________ day of ______________, 2019.

CORPORATE SEAL

(if applicable) ______________________ (Signature)
___________________________________ (Title)

RESOLUTION OF PARTNERSHIP AUTHORITY

I, ________________________, as General Partner in ________________________, a Partnership in the State of ________________ DO HEREBY CERTIFY that the following are General Partners and are licensed to conduct in the State of Michigan and the City of Detroit:

___________________________________________
___________________________________________
___________________________________________

I FURTHER CERTIFY that any of the aforementioned General Partners of the Partnership are authorized to execute or guarantee and commit the Partnership to the terms, conditions, obligations, stipulations and undertakings contained in the Bid Package and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, I affix my signature on the ___________ day of ______________, 2019.

___________________________________________
(General Partner)
RESOLUTION OF LIMITED LIABILITY COMPANY AUTHORITY

I, ________________________, as Managing Member in _________________________, a Limited Liability Company organized in the State of ________________________ DO HEREBY CERTIFY that the following are Managing Members and they and the company are licensed to conduct business in the State of Michigan and the City of Detroit:

____________________________________
____________________________________

I FURTHER CERTIFY that any of the aforementioned Managing Members are authorized to execute or guarantee and commit the Company to the terms, conditions, obligations, stipulations and undertakings contained in the Bid Package and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, I affix my signature on the __________ day of ______________, 2019.

____________________________________
(Managing Member)

RESOLUTION OF JOINT VENTURE AUTHORITY

I, __________________________, as Authorized Agent of ______________________________, a Joint Venture organized under the laws of the State of ________________________ between __________________________ and _______________________________ DO HEREBY CERTIFY that the following individuals are Authorized Agents of the Joint Venture and they and/or the Joint Venture members are licensed demolition BIDDERS in the State of Michigan and the City of Detroit:

____________________________________
____________________________________
____________________________________

I FURTHER CERTIFY that any of the aforementioned Authorized Agents of the Joint Venture are authorized to execute or guarantee and commit the Joint Venture to the terms, conditions, obligations, stipulations and undertakings contained in the Bid Package and that all necessary corporate approvals have been obtained in relationship thereto.

IN WITNESS THEREOF, I affix my signature on the __________ day of ______________, 2019.

____________________________________
(Authorized Agent)
AFFIDAVIT OF NONCOLLUSION AND NONCONFLICT OF INTEREST

STATE OF MICHIGAN

COUNTY OF

_________________, being first duly sworn deposes and says that:

(1) He / She is _________________________________, of _________________________________.

(DBRA, Partner, Officer, Agent, Member) (Bidder)

(2) Bidder is fully informed with respect to the preparation and contents of the Bid as well as all circumstances in connection with the same;

(3) Neither the said Bidder nor any of its officers, partners, owners, agents, members, representatives, employees or parties in interest, including this affiant, has any way colluded, conspired, connived or agreed directly or indirectly with any other Bidder, Firm or person to submit a collusive or sham Bid in connection with the Contract for which the Bid has been submitted or to refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement of collusion or communication or conference with any other Bidder, or to fix any overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the DBRA or any person interested in the proposed Contractor;

(4) The price or prices quoted in the Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Contractor or any of its agents, representatives, owners, partners, employees, or parties in interest, including this affiant;

(5) The Bidder has no conflict of interest with any federal, state, or local governmental agencies or any persons in connection with the Services specified in this Bid Package.

______________________________________________
(Signature)

______________________________
(Title)

Subscribed and sworn to before me this _________ day of _________________________________, 2019.

______________________________
Notary Public, Wayne County, Michigan

My Commission Expires: _____________
INSURANCE CERTIFICATION

The Bidder hereby certifies that it will furnish the required insurance coverage, as described in the Contract, Section IV, Subsection H-10.

INSURANCE CARRIER: ________________________________________________

ADDRESS: __________________________________________________________

TELEPHONE NUMBER: _________________________________________________

FAX NUMBER: _________________________________________________________

CONTACT PERSON: ____________________________________________________

CITY OF DETROIT TAXPAYER CLEARANCE
Attach Copy

TAXPAYER IDENTIFICATION NUMBER & CERTIFICATION – W-9 FORM
Attach Copy
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
LAND ASSEMBLY PROJECT – PRE-DEVELOPMENT SITE PREPARATION:
BP- 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE

SECTION VI – SAMPLE CONTRACT

AGREEMENT

BETWEEN

THE CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

AND

_____________________________________________________________________

1. PARTIES TO THIS AGREEMENT
2. THE WORK
3. CONTRACT TIME, STARTING AND COMPLETING
4. SUBSTANTIAL COMPLETION
5. FINAL COMPLETION / FINAL CLEANING
6. LIQUIDATED DAMAGES
7. PAYMENT
8. SCHEDULE
9. SUBMITTALS
10. CHANGES IN THE WORK
11. CLEAN UP
12. SAFETY
13. EQUAL EMPLOYMENT OPPORTUNITY & ANTI-DISCRIMINATION PRACTICES
14. INDEMNITY AND HOLD HARMLESS
15. RECOURSE BY THE OWNER
16. TERMINATION FOR CONVENIENCE
17. INSURANCE; PERFORMANCE AND PAYMENT BONDS
18. INTEGRATION AND AMENDMENT
19. GENERAL
20. ORDER OF PRECEDENCE
21. CITY COUNCIL AUDIT
22. EXTENT OF AGREEMENT
23. GOVERNMENT REGULATIONS
24. CONTRACTOR WARRANTIES
25. SUBCONTRACTS
26. OTHER CONTRACTS
27. PERMITS
28. SUBSURFACE CONDITIONS
29. NOTICES
30. GENERAL CONDITIONS
31. ASSIGNMENTS

SIGNATURE PAGE

ATTACHMENT A – SCOPE OF WORK
ATTACHMENT B – RELATED DOCUMENTS
ATTACHMENT C – BUDGET
ATTACHMENT D – PAYMENT PROCEDURES
1. **PARTIES TO THIS AGREEMENT**

This "Agreement" is entered into and is in full force and effect on this the _____ day of ______ in the year ______, between City of Detroit Brownfield Redevelopment Authority, hereafter referred to as the "Owner", with its principal office at 500 Griswold, Suite 2200, Detroit, Michigan 48226, and _________________, hereafter referred to as the "Contractor", with its principal offices located at ________, for the Contractor's performance of the "Work" specified herein and the Owner's payment of the Contract Value indicated in Section 7 "Payment" below for the Work properly executed and completed in accordance with this Agreement.

2. **THE WORK**

The Contractor, having submitted a Bid in response to and in accordance with the Owner's solicitation, agrees to furnish to the Owner all labor, materials, tools, equipment, construction administration and supervision necessary for and incidental to the proper execution and full completion of the Work set forth in:

**BID PACKAGE - 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE**

complete, except as modified herein, and in a timely and workmanlike manner, in connection with the:

Land Assembly Project – Pre Development Site Construction (the "Project")

in the City of Detroit, County of Wayne, Michigan.

The term "Work" as used herein means the provision by the Contractor of all labor, materials, equipment services, construction administration, and coordination necessary to complete the Scope of Work described in Attachment A hereto and further specified in Bid Package 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE (the "Bid Package" and the Contract Documents enumerated below, which constitute the entire basis of this Agreement between the Owner and the Contractor. The following documents are hereinafter referred to collectively as the "Contract Documents" and are incorporated by reference into this Agreement:

a) This Agreement, including all exhibits and attachments, and any amendments to this Agreement;
b) Bid Package 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE in which the term "Bidder" shall have the same meaning as "Contractor" in this Agreement;
c) Addenda as indicated in the Bid Package, if issued;
d) Bulletins and Change Orders, if issued;
e) The Contractor's Bid, 2020-03-10 – SITE 12 VEHICLE MARSHALLING LOT GC PACKAGE and documents from the Contractor thereafter modifying the Bid; provided, however, that only those portions of the Bid and modifying documents that the Owner considers consistent with this Agreement and the other Contract Documents shall be deemed part of the Contract Documents;
f) The documents set forth in Attachment B; and
g) Those documents listed in Article 20 below not otherwise listed in this Section.

3. **CONTRACT TIME, STARTING AND COMPLETING**

The Contractor agrees to start immediately, upon written notice by the Owner, the performance of the Work and diligently pursue the completion of the Work in accordance with a project schedule acceptable to and approved by the Owner (the "Project Schedule").

The Contractor shall carry on the construction, in accordance with the Project Schedule, including any phasing of operations, continuously without unscheduled stoppage so that all items of the Work are totally
complete, including punch list work, in accordance with the agreed upon completion date and/or any identified interim milestone dates. The Contractor's responsibility to complete the Work in accordance with the schedule shall not relieve the Contractor from the responsibility to coordinate the Work with the others or, as necessary, to sequence the Work, including interrupting the Work as required by the Owner.

The contractor agrees to complete the work and obtain substantial completion of the project on or before the date listed below.

**Contract #1 & Contract #2 Substantial Completion** – 10/31/2020

**Final Completion (Landscaping)** – 12/31/2020

4. **SUBSTANTIAL COMPLETION**

Substantial completion of the Work means the point at which the Owner determines that the Work is sufficiently complete in accordance with the approved Construction Documents to permit the Owner, to use the Project for the purposes for which it is intended, subject only to minor items of incomplete construction identified by the Owner. When the Contractor considers that the Work, or a designated portion thereof, which is acceptable to the Owner, is substantially complete, as defined above, the Contractor shall prepare for submission to the Owner a list of items to be completed or corrected. The failure to include any item on such list does not alter the responsibility of the Contractor to complete all of the Work in accordance with the Contract Documents. When the Owner, on the basis of an inspection, determines that the Work, or designated portion thereof, is substantially complete, the Owner will then prepare a Certificate of Substantial Completion, establishing the date of Substantial Completion. The Certificate of Substantial Completion shall detail the responsibilities of the Owner and the Contractor for security, maintenance, heat, utilities, damage to the Work, and insurance, and shall fix the time within which the Contractor shall complete the items listed therein. Warranties required by the Contract Documents shall commence on the Date of Final Completion of the Work, or designated portion thereof, unless otherwise provided in the Certificate of Substantial Completion. The Certificate of Substantial Completion shall be acknowledged by the Contractor in writing indicating acceptance of the responsibilities assigned to the Owner and the Contractor in such Certificate.

For the purposes of this contract substantial completion is defined as having all aspects of the work complete and operational except the landscaping scope of work

5. **FINAL COMPLETION / FINAL CLEANING**

The Contractor shall notify the Owner in writing when the Work, including all punch list items, is totally complete and ready for final inspection. After satisfactory final inspection of the Work, final payment will be made in accordance with the Agreement. The Contractor shall achieve Final Completion in accordance with the schedule above. The Contractor shall arrange and schedule the final cleaning of the Work with the Owner after the completion of the Work and removal of all tools and excess materials.

6. **LIQUIDATED DAMAGES**

N/A

7. **PAYMENT**

In consideration of the Contractor's full and complete performance of the Work called for in this Agreement, the Contractor shall be paid the lump sum amount of ___________________ Dollars ("Contract Value"), and in accordance with the budget provided in Attachment C attached hereto, which shall be distributed to the Contractor by the Owner in accordance with the terms and conditions set forth in Attachment D "Payment Procedures" and subject to a retention as set forth in Paragraph 12 of Attachment
D. The lump sum amount stated above shall constitute a not-to-exceed Contract Value for the Work that may only be modified in writing by the Owner.

8. **SCHEDULE**

Time is of the essence of this Agreement. Upon written notice to proceed, the Contractor agrees immediately to commence the Work and to perform, in a punctual and diligent manner, all parts of the Work, according to the Bid Package. The Contractor shall not commence the performance of the Work until given authorization by the Owner.

The Contractor shall coordinate all the Work with the Project Schedule established by the Owner. The Project Schedule may be changed by Owner as deemed necessary or convenient to the benefit of the completion of the Project. The Contractor agrees to, as a material obligation of this Agreement, attend meetings and make sufficient inspections of the progress of the Project; to coordinate the Contractor's Work at all times with the progress of the Project and will, upon the Contractor's initiative, confer with the Owner so as to plan the Work in coordinated sequence with the work of the Owner and others, and be prepared to perform expeditiously the Work at the time most beneficial to the completion of the Project. Nothing contained in this Section shall be construed to obligate the Owner to direct or coordinate the Contractor's Work, or to obligate the Owner to increase the Contract Value as a result of changes made in the Project Schedule.

If the Contractor is not in default in any of the provisions herein, the Owner shall, at its reasonable discretion, expedite the completion of the Project or portions thereof, and if the Owner directs the Contractor to work overtime (or a second shift), it is agreed that the Contractor shall work the overtime (or second shift). It is also understood that the Owner is to pay only the actual extra cost over the rate for regular time of such overtime. Time slips covering such overtime must be checked and approved daily. No overhead or profit is to be charged by the Contractor for such overtime.

The Contractor agrees to man the Project with sufficient crews and equipment necessary to complete the Work as required and will not delay the progress of the Project by limiting the number of crews or equipment working at the site. If additional labor or equipment is required in order not to delay the progress of the Project, the Contractor, at its own expense, agrees to work its forces overtime and/or additional shifts (including weekends and holidays) to remove impacts to the progress of the Project caused by the Contractor's delays and to recover the Progress Schedule. If the Contractor falls behind in or impedes the progress of the Project for any reason and, after forty-eight (48) hours written notice, fails or refuses to supply sufficient workmen, to deliver materials, or secure equipment to eliminate the delay in the progress of the Project, then the Owner shall have the right, without obligation or the concurrence of the Contractor, to supplement the Contractor's work forces with other workers and equipment and deduct the costs incurred by the Owner from the Contract Value.

Should the Contractor fail, neglect, or refuse to complete the Work within the time period provided in the Project Schedule, Contractor agrees to pay the Owner as liquidated damages, and not as a penalty, the amounts specified in Section 6 of this Agreement. Owner may deduct any liquidated damages from the Contract Value.

9. **SUBMITTALS**

The Contractor shall prepare timely submittals and obtain approvals, as required in the Contract Documents, for all shop drawings, details, samples, warranties, operation manuals, and instructions, and agrees to, on Contractor's own initiative, expedite approvals to assure the timely progression of the Work without interruption. In the event the Contractor fails to make the submittals in a timely manner, the Owner may assign a coordinator to expedite the submittal process on behalf of the Contractor and shall deduct the cost from the Contract Value without the concurrence of the Contractor.
Approval of submittals by the Owner and/or the Owner's design consultant shall not relieve the Contractor of its obligation to perform the Work in strict accordance with the required specifications nor does it relieve the Contractor of its responsibility for the proper matching and fitting of the Work with contiguous work. All submittals shall be transmitted via the most rapid method (i.e., overnight mail or hand delivery) to the responsible reviewers as designated by:

City of Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226  
Attention: Orza Robertson

The Contractor shall be required, at the Owner’s option, to submit and maintain a current, all-inclusive “Material and Equipment Status Report” that identifies the promised date of submittals for approval and the delivery to the Project of material and/or equipment to be furnished by the Contractor. This report shall be relied upon by the Owner in analysis of the Contractor’s conformance to the Progress Schedule.

10.  CHANGES IN THE WORK

The Contractor agrees, without nullifying any portions of this Agreement, to incorporate revisions or changes to the scope of the Work made by written orders from the Owner. The Contractor agrees to provide, as a part of the Agreement, price quotations for changes in the Work, proposed or directed by the Owner. The Contractor agrees to provide such quotations within fourteen (14) days or less, as required by the nature of the change. The Contractor agrees to provide a detailed breakdown showing differences in quantity, and value of labor, equipment, and material involved. Wherever possible, the cost submitted shall be based on the unit prices provided in the proposal. The quotation will include any claims made by the Contractor to extend the Project Schedule and will include the Contractor’s cost estimate for any time extensions requested. All time extensions will become effective when agreed to by the Owner and will not be an entitlement of the Contractor merely as a result of a change. The time of completion will remain fixed, unless expressly otherwise agreed to by the Owner. If the time is extended, all added costs for same must be included in the original claim for the changes. Otherwise, such added costs will not be subject to reimbursement, except where the Contract Documents specifically allow for such reimbursement.

The Contractor will be required to furnish one (1) original and three (3) copies of each quotation for changes in the Work, whether in the form of a Bulletin, Clarification, or Field Order, which must be itemized in detail as to quantity and pricing to permit checking.

Should the Owner, because of the nature of the change, direct changes in the Work to be performed on a time and material basis in lieu of unit prices, or for a negotiated lump sum, and so notifies the Contractor in writing, the Contractor shall perform the changes in the Work at actual net cost plus overhead and profit with or without a maximum guarantee total cost agreed to, at the Owner’s option. Any changes to the Work performed shall not exceed fifteen (15%) percent of the total cost of the Work to be performed by the Contractor or five (5%) of the total cost of the Work to be performed by a subcontractor without an amendment to this Agreement. Overhead and profit shall be charged at the same rate as applied to the rest of the Work under this Contract. Charges for time and material must be supported by records, including certified payrolls, checked and approved daily by the Owner’s authorized representative or designee. The Contractor and his subcontractors will permit the Owner and the City of Detroit to audit its books, records, estimates, orders and files, as necessary to check the actual cost of the changed Work involved with time and material charges.

The Contractor shall strictly adhere to the Contract Documents, unless a change in the Work is authorized in writing by the Owner. In such case, the terms of the change shall be understood and agreed upon in writing by the Owner and the Contractor before the commencement of the revisions in the Work. The Contractor agrees to proceed promptly with any disputed work upon the written direction of the Owner, and to submit a claim within five (5) days outlining the reasons the Contractor believes that the claimed Work is not a part of the Agreement and stating the amount of claimed additional compensation being sought.
At the request of either party to this Agreement the Owner may issue a Field Order. The effect of issuing a Field Order shall be to authorize Work that may or may not be the subject to a Change Order for the purpose of allowing the Work to proceed in an efficient manner. It is acknowledged that the issuance of a Field Order is not the equivalent of a Change Order or an amendment to this Agreement.

11. CLEAN UP

Contractor shall clean up and legally remove the Contractor’s debris from the Project Site and adjacent public streets accessing the Project on a daily basis, including the removal of any and all debris or accumulated mud tracked on to adjacent streets and roads by the Contractor’s vehicles, due to the Contractor’s Work and/or having been created by the Contractor’s work force. Should the Contractor fail to do the required cleanup work within twenty-four (24) hours of the written request, the Contractor agrees that the Owner may supplement the Contractor’s cleanup effort and deduct the cost from the Contract Value without the concurrence of the Contractor.

12. SAFETY

The Contractor shall, at its own cost and expense, protect its own employees, the employees/consultants/agents of the Owner, and all other persons from risk of death, injury, or bodily harm arising out of or in any way connected with the Work performed under this Agreement. The Contractor shall strictly comply with all safety orders, rules, regulations, or requirements of all federal, state, and local government agencies exercising safety jurisdiction over the Work, including, but not limited to, the federal and state occupational safety regulations. The Contractor shall indemnify and save harmless the Owner, its agents, and the City of Detroit from and against any liability, loss, cost, damage, or expense, including attorneys’ fees, suffered or incurred as a result of any cause of action, proceeding, citation, or work stoppage arising out of, or in any way connected with, the alleged violation by the Contractor’s work force of any such safety order, rule, regulation, or requirement, whether such violation is ultimately proved or not.

In the event the Owner finds the Contractor’s work force in violation of any safety laws or regulations, notice will be given to the Contractor for immediate correction. If the Contractor does not immediately commence to cure the violation and continue to cure the violation without any delay whatsoever, the Owner may invoke the provisions of Section 15 except that the twenty-four (24) hours written notice requirement will not be required.

13. EQUAL EMPLOYMENT OPPORTUNITY AND ANTI-DISCRIMINATION PRACTICES

a. Compliance with Fair Employment Laws. The Contractor agrees that, in connection with the Project, it shall comply with the United States Constitution and all federal, state, and local laws, rules, and regulations governing fair employment practices and equal employment opportunity. The Contractor shall promptly furnish any information requested by the City of Detroit or its Human Rights Department with respect to this subsection a.

b. Human Rights. The Contractor shall comply with the rules and procedures applicable to the Contractor adopted by the Human Rights Department of the City of Detroit pursuant to the 1997 City of Detroit Charter and the Detroit City Code.

c. Ordinance No. 20-93. The Contractor voluntarily agrees that it shall use its best efforts in the performance of the Work, and shall require all subcontractors hired to perform portions of the Work to use their best efforts, to comply with goals equal to those set forth in City of Detroit Ordinance No. 20-93, codified as Detroit City Code 18-5-60 through 18-5-66, “Prevailing Wage and Fringe Benefit Rates Required for City Projects”, as amended.

d. Reporting. Upon commencement of the Construction Work, the Contractor shall thereafter submit to the Owner, at the time it makes application for payment pursuant to Attachment D, monthly written
reports evidencing its compliance with City of Detroit Executive Order Nos. 2014-5, 2016-1, and Subsection 13(d). The Contractor shall require similar reports from each of its subcontractors and shall submit the subcontractor's monthly reports along with its report. Upon receipt of such monthly reports they shall be submitted to the City of Detroit Civil Rights and Inclusion Office ("CRIO") as part of its contract information tracking system ("CITS"). Contractor agrees to provide all information required by CRIO to conform to CITS. It further agrees to require by subcontract all if its subcontractors to provide all information required by CRIO in relation to the CITS.

e. **Notice to Subcontractors.** The Contractor shall notify any subcontractor of its obligations under this Section 13 when soliciting subcontractors and shall include all applicable provisions of this Section 13 in any subcontract related to the Work. The Contractor shall take such action with respect to any subcontract as the City may reasonably direct as a means of enforcing such provisions, including sanctions for non-compliance, but shall not otherwise be liable for non-compliance by a contracting party.

f. **Executive Order No. 2014-5.** The Contractor shall comply with the goals established by the City of Detroit's Executive Order No. 2014-5, which sets goals for the utilization of Detroit-based businesses and small businesses. The Contractor shall contractually require and enforce compliance by all its lower-tier subcontractors to fulfill the requirements of this Section.

g. **DBE, SBE, PARTICIPATION.** The Contractor shall, through self-performance or through subcontractor utilization, make every effort ("good faith effort") to utilize Detroit Business Enterprises (DBE) and Small Business Enterprises (SBE) in the performance of the Work consistent with the goals of the City of Detroit's Executive Order 2015-5. The Contractor shall comply with the requirements of the City of Detroit's Executive Order No. 2016-1.

A breach of the terms and conditions of this Section 13 may be regarded as a material breach of this Agreement.

14. **INDEMNITY AND HOLD HARMLESS**

a. **Indemnity Agreement.**

To the fullest extent permitted by law, Contractor shall indemnify, defend, and hold harmless the Owner, the City of Detroit, FCA US LLC ("FCA"), and each of their respective consultants, and their affiliates, subsidiaries, directors, agents, employees, invitees, and guests, from and against any claim, damage, loss, suit, action, administrative proceeding, demand, judgment, royalty, interest, lien, cost, expense, or any liability (including actual attorneys' fees) of whatsoever kind or nature, whether arising before, during, or after completion of the Contractor's Work, to the proportionate extent caused by the negligent acts or omissions of Contractor or persons for whom Contractor is responsible, occurring in connection with the Agreement or the Work of the Contractor, any subcontractor, or their respective agents, employees, or anyone for whose acts they may be liable.

In the case of any claims against any person or entity indemnified hereunder by any employee of the Contractor, anyone directly or indirectly employed by Contractor, or anyone for whose acts Contractor may be liable, the indemnification obligation set forth above shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor, or any person or entity, under workers' compensation acts, disability benefit acts, or other employee benefit acts.

In the event any claim is made against any person or entity for which Contractor has an indemnity obligation, the Owner may withhold from any payment due or thereafter to become due to the Contractor under the terms of this Contract an amount sufficient in the Owner's judgment to protect and indemnify it from any such claim.
The Contractor agrees within (10) ten days after written demand from the Owner to cause the effect of any suit or lien for which the contractor is responsible to be removed from the premises, and in the event the Contractor shall fail to do so, the Owner is authorized to use whatsoever means it may deem appropriate to cause such lien or suit to be removed or dismissed and the cost thereof, together with actual attorneys’ fees shall be immediately due and payable to the Owner by the Contractor.

b. Hold Harmless Agreement

The Contractor shall assume liability and indemnify the Owner, FCA, and the City of Detroit and their respective affiliates, subsidiaries, directors, employees and agents from and against any liability and all loss, costs, damages, expenses, including actual attorneys’ fees, on account of claims for personal injury, including death, sustained by any person or persons whomsoever, including employees of the Contractor or any subcontractor, and for injury to, or destruction of, property of a person or organization, including loss of use thereof, to the proportionate extent caused by the negligent performance of the Work under this Agreement.

The Contractor hereby accepts and assumes exclusive liability for, and shall indemnify, protect and save harmless the Owner, FCA, and the City of Detroit from and against the payment of:

(i) All contributions, taxes or premiums (including interest and penalties thereon) which may be payable under the Unemployment Insurance Law of any State, the Federal Social Security Act, Federal, State, County and/or Municipal Tax Withholding laws, or any other law, measured upon the payroll of or required to be withheld from employees, by whomsoever employed, engaged in the Work to be performed and furnished under this Agreement.

(ii) All sales, use, personal property and other taxes (including interest and penalties thereon) required by any Federal, State, County, Municipal or other law to be paid or collected by the Contractor or any of its vendors or any other person or persons acting for, through or under it or any of them, by reason of performance of the Work or the acquisition, ownership, furnishing or use of any materials, equipment, supplies, labor, services, or other items for or in connection with the Work.

(iii) All pension, welfare, vacation, annuity and other union benefit contributions payable under or in connection with respect to all persons, by whomsoever employed, engaged in the Work to be performed, and furnished under this Agreement.

c. Hold Harmless Agreement Specific To Contract #1 – DTE Parcels

In addition to the requirements in Sections 14(a) and 14(b), and per the Declaration of Restrictive Covenant by DTE (the “DTE Restrictive Covenant”), the following additional indemnity requirements are to be included for the work that will occur in Contract #1 – DTE Parcels:

Contractor agrees to indemnify, defend and hold harmless DTE and any and all of its past, present and future members, officials, employees, representatives, agents, consultants and affiliates (collectively, the “Indemnified Persons”), from any and all losses, demands, claims, actions, causes of action, assessments, suits, judgments, damages, liabilities, penalties, costs and expenses (including without limitation the actual reasonable fees and expenses of attorneys and other consultants) which are asserted against, or are imposed upon or incurred by DTE or an Indemnified Person to the extent of Contractor’s
exacerbation pursuant to Part 201 of environmental contamination at the DTE Parcels arising out of the violation by Contractor of its obligations under the DTE Restrictive Covenant, and (b) have agreed to release DTE and the Indemnified Persons from any and all claims of any nature with respect to the past releases on or from the Property pursuant to the NREPA, any other environmental laws and common law, to the extent not exacerbated by DTE’s subsequent access to the DTE Parcels.

Notwithstanding the foregoing, the obligations of the Contractor to indemnify, defend and hold harmless DTE or any Indemnified Persons, resulting from (i) the violation of the Contractors of their obligations under the DTE Restrictive Covenant prior to the completion of the exposure barrier, and thereafter (ii) the Contractors’ exacerbation pursuant to Part 201 of environmental contamination at the DTE Parcels arising out of the violation by Contractor of its obligations under or to comply with the DTE Restrictive Covenant, are limited to its legal authority to indemnify under Michigan law, can only be funded with and limited to any actual recovery by DTE or any Indemnified Persons under the insurance coverage of the Contractor.

d. Indemnification; Release Specific To Contract #2 – 11802 Freud and 2 Canal Street (the “Conrail Parcels”)

In addition to the requirements in Sections 14(a) and 14(b), and per the Easement Agreement entered into by the DBRA and Consolidated Rail Corporation (“Conrail”) on March 6, 2020 (the “Conrail Easement Agreement”), the following additional indemnity requirements are to be included for the work that will occur in Contract #2 – Conrail Parcels:

Contractor agrees to indemnify and hold Conrail harmless from any and all claims, debts, causes of actions, or judgments incurred by Conrail for any damage to any property or injury to any person which may arise out of (1) Contractor’s breach of an obligation set forth in the Conrail Easement Agreement, or (2) the gross negligence or willful misconduct of Contractor, except that in any event, to the extent such damage is caused by the gross negligence or willful misconduct of Conrail, or its officers, employees, agents, representatives, contractors, tenants, or invitees.

Except as stated otherwise, Contractor waives its right to recover from and forever releases and discharges Conrail, its successors and assigns, from and against any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including without limitation, attorneys’ fees and costs) of whatever kind or nature, direct or indirect, known or unknown, foreseen or unforeseen existing or future, contingent or otherwise (including any action or proceeding, brought or threatened, or ordered by any appropriate governmental entity) that may arise on account of or in any way connected with or relating to Contractor’s Work; provided however, the foregoing release shall not operate to release any claim by Contractor against any person or entity other than Conrail, its successors, and assigns.

e. Survival. This Section 14 shall survive the completion of the Work and any termination of this Agreement.

15. **RE COURSE BY THE OWNER**

If the Contractor defaults or at any time fails in any respect to properly and diligently prosecute the Work covered by this Agreement, or is unable to supply a sufficient number of properly skilled trades or materials of proper quality to maintain the sequential progress of the Work, or is adjudged as bankrupt, or files an arrangement proceeding, or commits any act of insolvency, or makes an assignment for benefit of creditors without the Owner's consent, or fails to make prompt payment to material men and laborers, or otherwise fails to perform fully any and all of the covenants herein contained, the Owner may, after giving twenty-four
(24) hours written notice to the Contractor, secure and provide from any reasonable source supplemental labor, supervision, equipment, and materials, or make payments as may be deemed necessary by the Owner, in its sole and absolute discretion, to complete the Work. Any such supplemental provisions undertaken by the Owner in an attempt to remove delays in the progress of the Project caused in whole or in part by the Contractor's delinquent prosecution of the Work, shall not relieve the Contractor from its responsibility to complete any and all portions of the Work in accordance with the Agreement.

The cost, including the Owner's overhead, incurred by the Owner in its attempt to correct the Contractor's delinquent prosecution of the Work, shall be deducted first from any money due or thereafter to become due to the Contractor under this Agreement; or the Owner may, at its option, terminate the Contractor's right to proceed with the Work and take possession of the site and complete the Work by whatever method the Owner deems expedient. In the event the Owner takes such action as a result of the Contractor's failure or neglect to carry out the Work, the Contractor shall take no action to cancel existing orders for materials necessary to complete the Work.

In case the Owner discontinues the Contractor's right to proceed with the Work, the Contractor shall not be entitled to receive any further payment under this Agreement until the cost of the supplemental Work undertaken by the Owner is fully reimbursed by the Contractor. If the unpaid balance of the amount to be paid under this Agreement exceeds the expenses incurred by the Owner in finishing the Work, such excess shall be paid by the Owner to the Contractor, but, if such expense shall exceed such unpaid balance, then the Contractor shall pay to the Owner the amount by which such expense exceeds such unpaid balance within ten (10) days of demand by the Owner.

The expense incurred by the Owner as herein provided either for furnishing materials or for furnishing work, and any damages incurred by the Owner by reason of the Contractor's default, shall be chargeable to, and paid by the Contractor. The expense to complete the Work of the Contractor shall be the sum of all costs to complete the Work, plus ten (10%) percent thereof and shall include, but not be limited to, the costs of materials, wages, salaries, subsistence, travels, transportation, equipment rentals, equipment maintenance, tools, supplies, freight charges, services, utilities, taxes, insurance, pensions, fringe benefits, office expenses, license fees, legal fees, accounting costs, engineering costs, bonds, penalties, litigation, financing, interest, and all other costs incurred by the Owner in completing the Work. If the Owner elects not to terminate the Contractor's right to proceed, the Contractor agrees to reimburse the Owner, for losses or damages resulting from the delay in timely progress of the Work, as well as all costs incurred by the Owner as defined above.

Should the Contractor default in the proper and/or timely performance of the Work, thereby causing delay to work by others, the Contractor shall be liable for all loss and damages, including liquidated and consequential damages (if any), sustained by the Owner or by others. The Contractor shall not be liable under this Section 15, if such default is caused by strikes, lockouts, Acts of God, or other reasons beyond the control of Contractor, provided that the Contractor gives written notice of the delay to the Owner within four (4) days following the start of the alleged occurrence.

The Owner reserves the right to terminate this Agreement in the event that any funding agency terminates the Project, or fire or other catastrophe damages the Project. In the event of such termination, the Contractor shall be entitled only to payment in the lesser amount of either:

a. Cost of the work actually completed, plus a reasonable percentage of the cost of the work actually completed for field supervision, overhead and profit.

b. A percentage of this Agreement amount that reflects the value of work actually completed in proportion to the Agreement amount.

There shall be deducted from any entitled amounts to be paid as provided in this Section 15, the amount of any payments made to the Contractor prior to the date of termination of this Agreement. The Contractor shall not be entitled to any claim, or claim of lien against the Owner or against the City of Detroit for any
additional compensation, anticipated profits, anticipated revenues, profits from declined Projects or consequential damages in the event of such termination.

16. **TERMINATION FOR CONVENIENCE**

The Owner reserves the right to terminate this Agreement without cause at any time, without incurring any further liability whatsoever, other than as stated in this provision, by giving written notice to the Contractor of such termination specifying the effective date thereof, at least fifteen (15) days prior to the effective date of such termination. If this Agreement is terminated, the Owner will pay the Contractor only for the Work completed and stored on site prior to termination, including any retained amounts. The amount of the payment shall be computed by the Owner on the basis of the Work properly installed and such other means which, in the judgment of the Owner, represents fair value of the services provided, less the amount to any previous payments made, which final payment the Contractor agrees shall constitute full and complete payment and satisfaction under this Agreement.

The Owner or the Owner's designee may, at the Owner's option, undertake any part of the Work that is to be performed by the Contractor. In such an event, the Contractor shall not be entitled to any fees on the value of the Work not performed by the Contractor.

17. **INSURANCE; PERFORMANCE AND PAYMENT BONDS**

The Contractor shall purchase and maintain in force the following insurances with insurance companies that maintain a minimum A.M. Best Rating of A:VII for the duration of this Agreement and any additional periods of coverage specified below:

a. **Insurance Provided by the Contractor**

   The Contractor and all subcontractors of the Contractor shall be responsible for insuring their own transit coverage to the job site. If off-site storage is required, the Contractor shall provide separate proof of insurance for the entire value of the stored items and provide a safe storage area acceptable to the Owner. Deductibles resulting from transit and off-site storage shall be borne by the Contractor.

   The Contractor and the Contractor's subcontractors performing work of any type at the Project Site shall maintain and pay for the following insurance coverage with the minimum limits:

   1) Workers' Compensation insurance which meets Michigan statutory requirements and Employers' Liability insurance, with minimum limits of $1,000,000 for each accident, each disease, and each employee. The Contractor agrees that it will obtain a similar covenant with respect to Workers' Compensation and Employers' Liability insurance from any consultant or subcontractor retained by it to render any of the Services. The Contractor shall keep this insurance in force and effect until the receipt of final payment.

   2) Comprehensive General Liability insurance including contractual liability and products and completed operations for the activities undertaken by the Contractor pursuant to this Agreement which conforms to the following requirements: the minimum policy limits shall be $5,000,000 per occurrence. This insurance shall be kept in force and effect for the entire term of this Agreement.

   3) Automobile Liability insurance covering all owned, non-owned, or hired automobiles with minimum limits for bodily injury of $5,000,000 each person and $5,000,000 each accident and property damage of $5,000,000 each accident. Such insurance shall comply with the provisions of the Michigan No Fault...
Insurance Law. The Contractor shall keep this insurance in force and effect until receipt of final payment. Such insurance can be obtained through an umbrella policy.

4) Pollution Liability Insurance which conforms to the following requirements: the minimum policy limits shall be $5,000,000 per occurrence, or such lesser amounts of coverage as may be approved in writing by the DBRA and FCA. This insurance shall be kept in force and effect for the entire term of this Agreement.

If during the term of this Agreement, changed conditions or other pertinent factors should, in the reasonable judgment of the Owner, render inadequate the foregoing insurance limits, the Contractor shall furnish on demand by the Owner such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected under valid and enforceable policies, issued by insurers registered to do business in the State of Michigan, of recognized responsibility, which maintain a minimum A.M. Best Rating of A-:VII and are acceptable to the Owner.

The Contractor shall be responsible for payments of all deductibles contained in any insurance required hereunder. The provisions under this Section 17 requiring the Contractor to carry the insurance described herein shall not be construed in any matter as waiving or restricting the indemnification, obligation, or any other liability of the Contractor under this Agreement.

All policies of insurance required hereunder shall, in favor of Owner, FCA and the City of Detroit, provide a waiver of subrogation or no right of recovery by the Contractor and its respective insurers.

Except for Workers’ Compensation Insurance, all policies of insurance required hereunder shall name the Owner, FCA, and the City of Detroit as additional insureds. These policies shall provide that the insurance provided to the additional insureds shall be primary and non-contributory with respect to the additional insureds.

The Contractor agrees that it will require each subcontractor or consultant utilized by the Contractor in connection with this Agreement and Project to maintain adequate insurance for its respective job, naming the Owner, FCA, and the City of Detroit as additional insureds. These policies shall provide that the insurance provided to the additional insureds shall be primary and non-contributory with respect to the additional insureds.

Before the Contractor, its subcontractors, or its consultants commences performance of any Work at, prepares material for, or delivers material to, the Project Site, the Contractor and all of the Contractor’s subcontractors, at any tier, shall provide Certificates of Insurance evidencing coverage in amounts not less than required above. Each of these required Certificates shall provide that the coverage therein afforded shall not be canceled or reduced except by written notice to the Owner, FCA, and the City of Detroit given at least thirty (30) days prior to the effective date of such cancellation or reduction. In the event the coverage evidenced by any such Certificate is canceled or reduced, Contractor shall procure and furnish to the Owner new Certificates conforming to the above requirements before the effective date of such cancellation.

Notwithstanding the foregoing, an umbrella insurance policy conforming to the requirements contained in this Article 17 may be used to satisfy the limits of insurance for the Comprehensive General Liability Insurance and the Automobile Liability Insurance policies referenced herein.
b. Additional Insurance Requirements Specific To Contract #1 – DTE Parcels

Per the DTE Restrictive Covenant the following additional insurance requirements are to be included for the work that will occur in Contract #1 – DTE Parcels

1. The proposed construction contracts for the DTE Properties shall require the contractors which will perform any of the work to at all times during the term of the contract maintain the following insurance coverages:

   (a) Commercial General Liability insurance including coverage for contractual liability and completed operations on an occurrence basis with limits not less than $5,000,000 on an occurrence basis and $5,000,000 general and completed operations aggregates.

   (b) Contractor’s Pollution Liability insurance including contractual liability and asbestos related liability on an occurrence basis covering claims arising from governmental action, bodily injury, property damage, clean up, restoration, remediation costs, off-site disposal, third-party claims, with limits not less than $5,000,000 per pollution condition and $5,000,000 annual aggregate (Contractors Pollution Primary Policy).

   (c) Contractor’s Pollution Liability insurance umbrella policy just for the DTE Properties, including contractual liability and asbestos related liability on an occurrence basis covering claims arising from governmental action, bodily injury, property damage, clean up, restoration, remediation costs, off-site disposal, third-party claims, with limits not less than $5,000,000 per pollution condition and $5,000,000 annual aggregate above the Contractor’s Pollution Primary Policy, including a drop down provision in the event that the Contractor’s Pollution Primary Policy coverage has been eroded.

   (d) DTE should not be responsible for any deductible payments under the Contractor’s insurance coverages required hereunder.

   (e) The policies required in Sections 1(d)(7)(a) and 1(d)(7)(b) above shall include DTE including its subsidiaries and affiliates, DBRA and other parties as may be required by the construction contract, as additional insureds. Such coverage shall apply on a primary basis and not seek contribution from DBRA, DTE (including its subsidiaries and affiliates) or other additional insureds. The policies shall not be subject to cancellation prior to thirty (30) days after notice of cancellation is provided to all insureds, including additional insureds. Prior to commencement of work pursuant to the proposed construction contract, Owner shall furnish or cause to be furnished to DTE certificate(s) of insurance evidencing that insurance has been provided to meet, at minimum, the above requirements.

   (f) If any Owner other than the DBRA or the City of Detroit conducts demolition, remediation, or site preparation work prior to the completion of the exposure barrier pursuant to 1(b)(3) above, such Owner shall arrange for DTE, including its subsidiaries and affiliates, to be included as additional insureds on the Commercial General Liability and Contractor’s Pollution Liability insurance policies of its contractor(s) covering such work.
c. Additional Insurance Requirements Specific To Contract #2 – Conrail Parcels

Per the Conrail Easement Agreement, the following additional insurance requirements are to be included for the work that will occur in Contract #2 – Conrail Parcels

1. The proposed construction contracts for the Conrail easement area on 11802 Freud and 2 Canal Street shall require the contractors which will perform any of the work to at all times during the term of the contract maintain the following insurance coverages:

   (a) Commercial General Liability Insurance having a limit of not less than $5,000,000 per occurrence and $10,000,000 in the Aggregate applying to each annual period for all loss or liability, including but not limited to attorneys’ fees, Products and Completed Operations, Property Damage, Bodily Injury and Personal and Advertising Injury. Coverage must be purchase on Insurance Services Office Occurrence Form CG 00 01 or the equivalent. If the required minimum limits can only be met when applying an umbrella/excess liability policy, the umbrella/excess liability policy must follow the form of the underlying policy and be endorsed to “drop down” to become primary in the event the primary limits are exhausted. The Commercial General Liability Policy shall include the following: (i) Bodily Injury coverage (including death), with definition of bodily injury to include mental anguish; (ii) Property Damage coverage; (iii) Personal Injury and Advertising Injury coverage; (iv) Fire legal liability coverage; (v) Products and Completed Operations coverage (endorsed for 3 years after completion of work); (vi) “explosion, collapse, and underground hazard” coverage; and (vii) a severability of interest provision. IN addition, the definition of insured contract must not include any exclusion of other limitation for any services being done within 50 feet of Conrail’s rail tracks (Endorsement CG 2417) and policies must not contain any punitive damages exclusion. Finally, a per project aggregate limit must apply.

   (b) Workers Compensation Insurance including coverage for (i) Contractor’s statutory liability under the worker’s compensation laws of the state of Michigan; and (ii) Employer’s Liability (Part B) with limits of at least $1,000,000 each accident, $1,000,000 by disease policy limit, $1,000,000 by disease each employee.

   (c) Commercial Automobile Liability insurance must contain the following coverage and limits (i) a minimum limit of $2,000,000 per accident applying to each annual period written on Insurance Services Office Form Number CA 0001 covering Bodily Injury and Property Damage; and (ii) any and all motor vehicles owned, non-owned, used or hired must be covered (Symbol 1) and mobile equipment must be covered to the extent it may be excluded from the general liability insurance. All policies shall be endorsed with the following: (i) CA 2010 or equivalent; and (ii) MCS-90 endorsement, if applicable.

   (d) Professional Liability Insurance with limits of not less than $2,000,000 per claim and $2,000,000 aggregate applying to each annual period, subject to a deductible or self-insured retention not to exceed $50,000 per occurrence, unless approved in advance by DBRA, covering claims arising out of alleged or actual negligence in the rendering or failure to render professional services related to the work and activity under this Agreement. Coverage shall be written on a claims-made form with a retroactive date preceding the date that the Conrail Easement Agreement was executed by the parties thereto. Contractor shall use best efforts to renew this coverage with the same terms,
conditions, and limits for at least three years following the termination of the Conrail Easement Agreement. Defense costs shall be included within the limits of liability specified above.

(e) Contractors Pollution Liability Insurance with limits of not less than $2,000,000 per claim and $2,000,000 aggregate applying to each annual period, subject to a deductible or self-insured retention not to exceed $50,000 per occurrence, unless approved in advance by DBRA, covering bodily injury, property damage, including natural resource damage, environmental damage, cleanup costs and defense of third party claims caused by pollution conditions arising out of the work and activity described under this Agreement. Coverage may be written on an occurrence or claims-made form, but if claims-made coverage is provided, Contractor agrees to use best efforts to renew the coverage with the same terms, conditions, and limits for at least three years following the termination of the Conrail Easement Agreement. Coverage shall be provided for claims arising out of pollution conditions occurring at non-owned disposal sites and for transportation of materials, including wastes to or from a site where covered operations are conducted.

(f) Property Insurance insuring Contractor's property of every kind and description and of persons claiming by or through Contractor against those risks normally encompassed in an “all-risk” policy, including, but not limited to, (i) loss or damage by fire, (ii) loss or damage from such other risk or hazards now or hereafter embraced by an “extended coverage endorsement”, (iii) loss for flood if the area/property is a designated flood or flood insurance area, and (iv) such other risks as reasonably prudent owner of similar property in the locality where the work area is located would normally insure against. Such insurance shall provide for the full replacement cost in the event of a total destruction of Contractor’s property.

(g) During Conrail’s operation of the Rail Line, or any portion thereof, (as identified in the Conrail Easement Agreement), Railroad Protective Liability Insurance having a combined single limit of not less than $5,000,000 each occurrence and $10,000,000 in the aggregate applying separately to each annual period. Such policy shall provide coverage for all loss, damage, or expense arising from bodily injury and property damage liability, and physical damage to property attributed to acts or omissions at the job site. The standards for the Railroad Protective Liability Insurance are as follows: (i) the policy shall be written on a standard ISO form CG 0035 or equivalent, (ii) the named insured shall be identified as Consolidated Rail Corporation, (iii) the policy shall include Sudden and Accidental Pollution and Evacuation Expenses endorsements, and (iv) the policy shall be endorsed to include broad form coverage for property damage “Physical Damage to Property Definition Amendment”. Notwithstanding the foregoing, upon notice to DBRA Contractor may pay Conrail the sum of $2,500 in advance annually, in consideration of which Conrail will provide such Railroad Protective Liability Insurance.

The Contractor shall be identify the DBRA and “Consolidated Rail Corporation” as additional insureds on all policies provided under this Section 17(c) except the Workers’ Compensation Insurance policy and the Professional Liability Insurance policy, and be the name insured on the railroad protective policy. Further, all policies must not contain an exclusion for punitive damages.
The Contractor agrees (and agrees to cause its subcontractors to) waive its rights of recovery against DBRA and Conrail for all claims and suits against DBRA or Conrail with the exception of the Professional Liability Claims. In addition, its insurers, with the exception of the Professional Liability insurers, through the terms of the policy or policy endorsement, must waive their right of subrogation against Conrail and DBRA for all claims and suits. The applicable certificate of insurance must reflect the waiver of subrogation. Contractor further waives (and agrees to cause its subcontractors to waive) its right to recovery, and each insurer must also waive their right of subrogation against Conrail or DBRA for loss of its owned or leased property or property under contractor’s care, custody, and control.

Contractor’s insurance policies through policy endorsement must include wording which states that the policy is primary and non-contributory with respect to any insurance carried by DBRA or Conrail. The certificate of insurance must reflect that the above wording is included in evidenced policies. All policies must contain a separation of insureds provision except workers’ compensation. Separation of insureds must be indicated on the certificate of insurance. Each insurance policy required by this Section 17(c) shall provide that coverage shall not be canceled, except with notice to DBRA and Conrail.

All insurance required by this Section 17(c) is to be placed with insurers with a current A.M Best rating of no less than A-: VII, unless otherwise acceptable to DBRA or Conrail.

d. Performance and Payment Bonds

The Contractor and all subcontractors of the Contractor shall provide payment and performance bonds in a form substantially similar to AIA Document A312-2010 in amounts not less than one hundred (100%) percent of the Contract Value or subcontract amount, identifying FCA as an additional obligee beneficiary in connection with said bonds being issued by an insurance company or surety authorized to conduct business in the State of Michigan with a financial rating not lower than [A] as listed in A.M. Best Key Rating Guide, current edition.

18. INTEGRATION AND AMENDMENT

All the terms and provisions of the Agreement, including those Contract Documents incorporated herein by reference, between the parties hereto pertaining to the subject matter hereof are fully set forth herein and no prior understanding or obligation not expressly set forth shall be binding on the parties. If any provision, in whole or in part, of this Agreement should be found legally invalid, void, or unenforceable, the remaining provisions of this Agreement shall not be affected thereby, and the parties hereto shall, by amendment to this Agreement, properly replace such provision with a reasonable new provision which, as far as legally possible, shall approximate what the parties intended by the original provision, to carry out their purpose hereunder. No amendment or modification hereof shall be effective unless made in writing and executed by the duly authorized representatives of both parties.

19. GENERAL

The Contractor represents and states that the Contractor has carefully examined and understands this Agreement and the Contract Documents, and that the Contractor has investigated the nature, locality, and site of the Work, and that the Contractor enters into this Agreement on the basis of the Contractor’s own examination, investigation, and evaluation of all such matters. The Contractor further represents that the Contractor is not in reliance upon any opinions or representations of the Owner, or of any of its officers, agents, servants, or employees. The Contractor’s investigation of the site of the Work was limited to visual site conditions and reviewing environmental reports and surveys only; therefore, except for any damage or condition caused by the Contractor as contemplated herein, the Contractor assumes no responsibility for
any subsurface conditions or obstructions or any other latent condition referenced in such reports and surveys at the site of the Work.

No waiver by the Owner of any provision of this Agreement shall be deemed to be a waiver of any other provision hereof, or a waiver of any subsequent breach by Contractor of the same or any other provision.

The Owner's engagement of the Contractor is based upon the Contractor's representations to the Owner that:

a. is experienced in the type of labor and services the Owner is engaging the Contractor to perform;
b. is authorized and licensed to perform the type of labor and services for which it is being engaged in the State and locality in which the Project is located;
c. is qualified, willing and able to perform the labor and services for the Project; and
d. has the expertise and ability to provide labor and services which will meet the Owner's objectives and requirements, and which will comply with the requirements of all governmental, public and quasi-public authorities and agencies having or asserting jurisdiction over the Project. Contractor acknowledges that it and its subcontractors are obligated to pay the prevailing wage and fringe benefit rates for the same or similar work in the locality in which the work is to be performed. The prevailing wage and fringe benefit rates shall be determined under 1965 PA 166, MCL 408.551 to 408.558.

20. ORDER OF PRECEDENCE

It is agreed that, in case of conflict between the terms of this Agreement and the terms contained elsewhere in the Contract Documents, the terms of the Agreement shall take precedence, and the conflicting terms found elsewhere in the Contract Documents shall be interpreted in accordance with the terms of this Agreement. Order of precedence for the Contract Documents shall be as follows:

<table>
<thead>
<tr>
<th>Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Special Provisions</td>
</tr>
<tr>
<td>Scope of Work</td>
</tr>
<tr>
<td>Contract Proposal</td>
</tr>
<tr>
<td>General Requirements</td>
</tr>
<tr>
<td>Supplemental Specifications</td>
</tr>
<tr>
<td>Standard Specifications</td>
</tr>
<tr>
<td>Construction Plans and Specifications</td>
</tr>
</tbody>
</table>

21. CITY COUNCIL AUDIT

Nothing contained herein shall be construed to or be permitted to operate as any restriction upon the power granted to the City Council of the City of Detroit by the City Charter to audit and allow all accounts chargeable against the City.

22. EXTENT OF AGREEMENT

Nothing contained in the Contract Documents shall be deemed to create any contractual relationship between any parties other than the Owner and the Contractor. Any contractual relationship between the Contractor and any subcontractor shall arise solely from and by virtue of an express contract between such parties. Nothing in the Contract Documents shall be deemed to give any third party any claim or right of action against the City of Detroit, the Owner, FCA, or the Contractor that does not exist without regard to the Contract Documents. Notwithstanding the foregoing, the parties agree that FCA is an intended third-party beneficiary of all the provisions of the Contract Documents and shall have the right to enforce the
terms and conditions of the Contract Documents as applicable, or prevent the breach thereof, or exercise any other right, which may be available to it as a third-party beneficiary of the Contract Documents.

23. GOVERNMENT REGULATIONS

The Contractor shall comply with all rules, regulations, orders, etc., of all government agencies applicable to the Work under this Agreement. The Contractor shall cooperate with the Owner in promptly furnishing any information required by such agencies. It shall be an obligation of the Contractor to keep itself informed of governmental rules, regulations, orders, etc., which are applicable to the Work.

The Contractor shall include and contractually obligate all its subcontractors, suppliers, and vendors to specifically conform to all of the requirements of this Section in the performance of the Work.

24. CONTRACTOR WARRANTIES

The Contractor warrants and represents that all materials and equipment included in the Work are new, unless otherwise specified, and that the Work is of good quality, free from improper workmanship and defective materials and in conformance with design documents. Any portion of the Work that does not conform to the Contract Documents, including substitutions not properly approved and authorized, may be considered defective and shall be replaced by the Contractor without cost to the Owner upon discovery by the Owner. The Contractor shall correct defects in materials and/or workmanship for a period of two (2) years from the Final Completion Date of the Phase in which such portion of the Work is included or for such longer periods of time as may be agreed upon or specified.

The Contractor shall collect and deliver to the Owner, in bound and indexed form, all written warranties on materials, equipment and installations. All warranties shall commence on the Final Completion Date of the Phase in which such work is included, unless otherwise defined by the Contract Documents, and shall be assiable by the owner to FCA following the Final Completion Date.

The Contractor shall warrant by sworn statements and waivers of lien that title to the Work invoiced in the Progress Payment Application will pass to the Owner, and eventually FCA either by incorporation in the construction or upon receipt payment by the Owner, whichever comes first. The Contractor shall warrant that all completed Work covered by an Application for Payment is free and clear of all liens, claims, security interests, or encumbrances, and that no portions of the Work, materials, or equipment has been acquired by the Contractor, or by any other person performing any portion of the Work, subject to an agreement under which an interest therein or an encumbrance thereon is retained by the other person or can be otherwise imposed on the Contractor by such other persons. The Contractor and all subcontractors shall agree that title will so pass upon the Contractor's receipt of payment from the Owner.

25. SUBCONTRACTS

No portion of the Work may be subcontracted without prior written approval of the Owner. The Contractor shall submit the necessary subcontractor approval request forms, insurance certificates, performance and payment bonds, and such other affidavits as may be required by the Agreement. Approval of any subcontractor shall not relieve the Contractor of any responsibilities, duties, and/or liabilities as contained in the Contract Documents.

The Contractor shall require its approved subcontractors to provide an experienced and competent superintendent or foreman at the site of the Work at all times the Work is in progress. The superintendent or foreman shall have full authority to act for and sign on the subcontractor's behalf. The Owner shall have the right to demand removal of any contractor or subcontractor superintendent or foreman demonstrating a lack of competence or ability to perform the Work in accordance with the Contract Documents.
26. OTHER CONTRACTS

The Work of the Contractor is required to be coordinated with that of the Owner and other contractors that may be employed by the Owner at the site. The Contractor shall fully cooperate and coordinate the Work with the Owner and other contractors in such a manner as the Owner may direct, so that the Work on the entire Project may be performed without delay or interference. No claim for additional costs or damages will be allowed for alleged interference or delay resulting from improper coordination of the Work.

27. PERMITS

The Contractor shall, unless specifically stated otherwise in the Contract Documents, secure and pay for all permits required for the performance of the Work, including, but not limited to, demolition permits, foundation and building permits, plumbing and electrical permits, Fire Marshall reviews, soil erosion permits, drain layer permits, street encroachment permits, and any other required permits, inspections, or fees relating to the Work. Permits shall be secured in a timely manner so as not to delay the start of the Work. Delays caused by the Contractor's failure to obtain the required permits in a timely manner shall not be the basis for any schedule extensions or increases in the Agreement amount.

28. SUBSURFACE CONDITIONS

If the Contractor discovers one or more of the physical conditions on the surface or subsurface at the Work site before disturbing the physical condition, the Contractor shall promptly notify the Owner in writing of the physical condition. The conditions are:

a. A subsurface or latent physical condition at the site is differing materially from those indicated in the Bid Documents or this Agreement.

b. An unknown physical condition at the Work site of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the character of the Work performed pursuant to this Agreement.

If the Owner receives such written notice, the Owner shall, with reasonable promptness, investigate the differing condition. In the event the Owner determines that the physical conditions identified in the written notice differ materially and may cause an increase or impact the costs and/or additional time required to perform the Work, the Owner's determination shall be made in writing and an equitable adjustment or method to determine an equitable adjustment shall be agreed to by the Owner and Contractor, and the Agreement modified accordingly.

The Contractor shall be held to have waived its rights for additional compensation and/or extension of time should the Contractor proceed with the Work associated with a claimed differing condition and fail to comply with the prior written notice requirements of this Section.

The purpose of this provision is to comply with the requirements of the Public Acts of 1998 No. 57. The terms "Contractor", "Governmental Entity", "Improved", "Improvement", "Person", and "Real Property" shall have the meanings set forth in Section 1 of the Act (MCLA §125.1591).

29. NOTICES

All notices shall be in writing and considered duly given if the original is (a) hand delivered; (b) delivered by telex, facsimile, or telecopy; (c) sent by U.S. Mail, postage prepaid, certified return receipt requested, or (d) by recognized overnight delivery service. Notices hand delivered, delivered by overnight delivery service, or delivered by telex, facsimile, or telecopy shall be deemed given the next business day following the date of delivery. Notices given by U.S. Mail shall be deemed given as of the second business day following the date of posting. All notices shall be given to the following addresses:
30. GENERAL CONDITIONS

The following General Requirements are in addition and supplementary to the terms and conditions stated in the Agreement. It is the intent of these General Requirements to work together with the specified requirements of the Agreement to define the terms and conditions agreed to between the Owner and the Contractor for the performance of the Work. In the event there are any conflicts or specific contradictions between the Sections, the terms set forth in the Agreement shall take precedence.

A. RECORD DOCUMENTS. A set of Record shall be marked as "Record Drawings" and be maintained at the Project site by the Contractor for the purposes of marking all changes, revisions, relocations, reroutes, or variances in the Work that differ from the Construction Documents. The "Record Drawings" shall be made accessible to all of the Contractor's subcontractors for recording any changes, field sketches, revisions, relocations, reroutes, or variances in the Work. The completed set of "Record Drawings" shall be transmitted to the Owner upon completion of the Work provided in a timely manner and in a format acceptable to the City Department having jurisdiction over the Work. Field sketches and installation records, other than shop, fabrication, or field installation drawings, shall not be submitted separately but shall be recorded on the "Record Drawing" set only.

Records of costs, pertaining to the Work performed by the Contractor, shall be kept on the basis of generally accepted construction industry accounting principles, consistently applied. The Contractor shall preserve all such records for a minimum period of three (3) years after the Final Completion Date, or such longer period as may be required by applicable law.

B. PROJECT MEETINGS. The Contractor shall arrange, conduct, and attend scheduled bi-weekly progress meetings. Special meetings for the purposes of coordinating and monitoring the Work progress, identifying problems, informing subcontractor and Project participants of Project status, stressing safety, coordinating construction details and inspecting quality conformance shall be conducted as required to assure the smooth and uninterrupted progression of the Work.

C. CONSTRUCTION PARKING. The Contractor shall be responsible for its employees' and subcontractors' vehicles while parked on or off the construction site. Any vehicle found to be owned by the Contractor's employee or an employee of the Contractor's subcontractor parked illegally may be towed away by the City or the Owner and charged to the Contractor by Change Order. The Owner reserves the right to deny parking privileges on the Project site to any individual who parks a vehicle improperly or operates any vehicle in an unsafe manner.

D. EXISTING SITE CONDITIONS. The information in this Bid Package is intended to orient the Contractor to the site. The Contractor is responsible for thoroughly evaluating the site conditions. It is the responsibility of the Contractor, in conjunction with the utility companies, to verify the exact types and locations of existing utilities. Any damage to existing utilities caused by the Contractor shall be repaired at Contractor's expense, in accordance with the standard practices of the applicable City department or private utility company. The Contractor's investigation of the site of the Work was limited to visual site conditions and reviewing environmental reports and surveys only; therefore, except for any damage or condition
caused by the Contractor as contemplated herein, the Contractor assumes no responsibility for any subsurface conditions or obstructions or any other latent condition referenced in such reports and surveys at the site of the Work.

E. **FIRST AID.** A completely equipped first-aid kit shall be provided and maintained by the Contractor at the site in a clean, orderly condition and shall be readily accessible at all times to all the Contractor's employees. The Contractor shall designate certain employees who are properly instructed to be in charge of first aid. At least one such employee shall be available at the site whenever work is being carried on.

F. **HOURS OF WORK.** The Contractor shall conduct the work during normal working hours in cooperation with the existing property owners and occupants. At the beginning of work on this Agreement, the Contractor shall notify the Owner, in writing, of the schedule of the days and work hours proposed for a normal work week. The Contractor shall be responsible for contacting in advance all involved parties whenever the Contractor intends to depart from the normal work week schedule and resolve to the satisfaction of the Owner any reasonable objections. Any costs incurred, due to the failure of the Contractor to properly notify involved parties, shall be paid by the Contractor or deducted from the Contractor's Contract amount.

The Contractor shall plan and conduct the Work so as not to create a public nuisance or disturb the peace specifically for any residents near or adjacent to the Project site. Should the Contractor be stopped by order of a public authority from working at such times that are contrary to or in violation of any law, ordinance, permit, or license, the Contractor shall not be entitled to an extension of time or additional compensation due to such stoppage.

In an emergency requiring work to be performed outside the normal work week schedule to save or protect life or property, the requirements for the twenty-four (24) hour notification will be waived. The Contractor shall notify the Owner as soon as the Contractor determines that an emergency condition exists necessitating the change in or extension of the normal hours of work. However, the Contractor's determination of the existence of the emergency is subject to the review and revision by the Owner.

The normal work week schedule and/or daily hours of work may be altered as directed by the Owner, when, in its reasonable judgment, such alteration is necessary to maintain the required progress of the Work.

G. **SANITARY REQUIREMENTS.** Committing unnecessary acts of nuisance on the Project site is prohibited. Any employee who violates such provisions shall be promptly removed from the Project by the Contractor and not be permitted to work on the Project site without the written consent of the Owner.

H. **CLEANLINESS OF WORK AND STREETS.** The Work and all public or private property used in connection with the Work shall be kept in a neat, clean, and orderly condition at all times. Stored materials shall be safely stacked and ordered. Waste materials, rubbish, and debris shall be removed daily and shall not be allowed to accumulate. No burning of rubbish is permitted.

The Contractor shall remove unused construction equipment, temporary buildings, and excess materials from the site upon the reasonable request of the Owner. The site shall not be permitted to become a storage yard for the Contractor's equipment and materials not directly involved in the Work. Any stored equipment or unnecessary materials stockpiled shall be removed from the Project site upon the request of the Owner.

During the performance of the Work, the Contractor shall daily inspect and maintain the Project site in a clean condition including control of dust, picking up of scattered construction debris, and removal of splattered materials from the surfaces of the new construction. Should the Contractor fail to maintain proper cleanliness or order on the site, the Owner, upon forty-eight (48) hour notice to the Contractor, shall arrange
for the cleaning and removal of extraneous materials accumulated at the site and shall have the right to deduct the costs incurred from the Contract value.

Trucks hauling loose material from or to the project site shall be tight, and their loads trimmed and tarped to prevent spillage on the public streets. This requirement likewise applies to suppliers making deliveries to the Project site. The Contractor will be held responsible to require compliance by the Contractor's suppliers. The Owner shall have the right to deny site access to any subcontractor or supplier who refuses to comply with this requirement. The Contractor shall promptly (daily as a minimum) clean streets, sidewalks and alleys dirtied by any cause arising from the Contractor's operations. Should the Contractor fail to maintain proper street cleanliness, the Owner, upon notice to the Contractor will clean any such public rights-of-way and shall have the right to deduct the costs incurred from the Contract value.

I.  SECURITY AND PROTECTION. The Contractor shall secure and protect from theft, loss, or damage all materials and equipment used for or relating to the Work until Final Completion and acceptance by the Owner. The Contractor shall employ and pay for a bonded guard service with a minimum of one (1) mobile guard assigned to the Project site during all non-working hours.

J.  WORKING AREA. All the Work under this Agreement shall be performed on the Project site. The Contractor shall access the Project site via City streets and rights-of-way. The Contractor shall review the legal loading limit for the access streets and rights-of-way and shall be responsible for coordinating deliveries and shipments that do not exceed the legal load limits.

The Contractor shall use Flagmen in accordance with MMUTCD whenever trucks or equipment enter public roadways from the Project site.

Should additional working or storage space be desired, the Contractor shall make all arrangements with any property owner and submit to the Owner written evidence that the Contractor has secured permission to use this property for construction purposes. The Contractor shall pay all expense in connection with its use, and in no way involve or obligate the Owner by such use.

The City Zoning Ordinance provides for the restriction of material storage yards in certain residential areas. The Contractor is responsible to verify that any storage location contemplated can be used and, if a permit is required, shall obtain such permit from the Department of Buildings & Safety Engineering and pay all costs in connection therewith.

K.  TESTING AND INSPECTION. The Contractor shall arrange and pay for all testing and inspection required to verify conformance of the Work with the Contract Documents. All testing and inspection shall be coordinated with the City Department having jurisdiction over the Work being installed.

AA.  DISCLAIMER OF SITE INFORMATION. By its own examinations, observations, investigations, and tests, the Contractor shall make its own determination of the existing site conditions. Information contained in this Bid Package is provided solely for the informational use of the Contractor. The Owner and the City of Detroit do not guarantee the accuracy or sufficiency of any site information.

AB.  UNIT PRICES. Unit prices, if established during the Project, shall include all labor, material, tool, supervision, equipment, taxes, insurance, and bonding necessary for or incidental to the proper completion of the Work.

31.  ASSIGNMENTS.
a. **Assignment by Owner.** The Owner may freely assign all or a part of its right, title and interest in the Agreement and upon such assignment, the Contractor shall attorn to the assignee of such assignment as if such assignee were an original party to this Agreement.

b. **No Assignment by Contractor.** The Contractor shall not assign, transfer, convey, or otherwise dispose of this Agreement, or the Contractor’s right, title or interest in it or any part thereof, without the previous written consent of the Owner, which consent may be withheld in Owner’s sole and absolute discretion. The Contractor shall not assign, either legally or equitably, by power of attorney or otherwise, any payment due or to become due under this Contract or the Contractor’s claim thereto without the prior written consent of the Owner. The approval by the Owner of a particular assignment, transfer, or conveyance shall not dispense with such approval to any further or other assignments, which may be proposed by the Contractor. The approval of the Owner of any assignment, transfer, or conveyance shall not operate to release the Contractor hereunder from any obligations under this Agreement.

(Signatures commence on next page)
IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized officers or agents as of the date first written above.

_______________________________ (Contractor)

By:________________________________
Print Name:________________________
Its:______________________________

City of Detroit Brownfield Redevelopment Authority
a Michigan public body corporate

By:________________________________
Print Name:________________________
Its: Authorized Agent

By:________________________________
Print Name:________________________
Its: Authorized Agent

Approved as to form only:
General Counsel to the Owner

By:________________________________
Rebecca A. Navin, Esq.
ATTACHMENT A

SCOPE OF WORK
ATTACHMENT B

RELATED DOCUMENTS

The Contractor shall be responsible to secure copies of the following documents necessary for the proper administration of the Agreement:

- AIA Document G701
- AIA Document G702
- AIA Document G703
- Instruction Sheets for AIA G702/G703
- Contractor’s Sworn Statement
- Partial Unconditional Waiver of Lien
- Final Unconditional Waiver of Lien
ATTACHMENT C

BUDGET

(See attached)
ATTACHMENT D

PAYMENT PROCEDURES

The Contractor shall submit a Cost Breakdown of the Work for the purpose of developing a Schedule of Values as required by the Owner and/or Funding Source's accounting requirements and as required to further break down the unit cost in the proposal. The Cost Breakdown shall when totaled equal the Contract Value amount. The developed Schedule of Values shall be incorporated into the Contractor's invoice and used on a monthly basis to determine the amount earned by the Contractor that month. The cost breakdown must meet with approval of the Owner and may be revised by the Owner at its sole discretion if it reasonably appears unbalanced. The Owner reserves the sole right, and the Contractor acknowledges such right, to withhold progress payments or portions thereof, in amounts judged necessary by the Owner should the Contractor become in default of any of the terms and conditions of the Agreement.

Procedure for Monthly Payment Applications

1. Before the 25th day of each month, the Contractor will contact the Owner's Sr. Project Manager identified in Section 9 of the Agreement and provide an estimate of the quantities and values of Work completed as projected to the end of the month so that a value of Work completed and earned can be agreed upon.

2. The Contractor must verify quantities and values approved and submit in triplicate the detailed invoice before the 1st day of each month. For each of the Line Items in the approved cost breakdown the Contractor shall indicate total charges through the current billing period, total charges through the previous billing period, total charges for the current billing period, quantities and types of units of work performed and the associated unit prices.

3. The monthly payment request shall be in the form of notarized AIA Documents G702 and G703 ("Application for Payment" and "Continuation Sheet" found in Attachment B), together with a spreadsheet of the Schedule of Value approved by the Owner.

4. A Partial Unconditional Waiver of Lien shall be submitted by the Contractor to the Owner at the time payment is made. A Final Unconditional Waiver of Lien acknowledging payment in full to the Contractor and each subcontractor shall be submitted at the time final payment is made.

5. A notarized Contractor's sworn statement, showing that all labor and material furnished to the date of request has been paid in full shall accompany each monthly invoice.

6. All invoice documents and backup must be clearly identified with the Project name and shall be hand delivered or mailed to:

   City of Detroit Brownfield Redevelopment Authority
   500 Griswold, Suite 2200
   Detroit, Michigan 48226
   Attention: Orza Robertson

7. Requests for payment for extra work items will be accepted only when covered by Change Order (AIA Document G701) to the Agreement and only when submitted in the appropriate format and after approval by the Owner.

8. Payment will not be made for materials stored off of the Project site.
9. Should the Contractor fail to comply with steps (1) through (8), the monthly estimate presented to the Owner may not be honored.

10. No payments shall become due under this Agreement until:
   a. This Agreement is executed by the Contractor and the Owner.
   b. Such items as performance and payment bonds and Certificates of Insurance are furnished satisfactory to the Owner.
   c. Such time as the Owner receives from its Funding Sources funds for the work performed by Contractor, and properly invoiced from Contractor to the Owner.
   d. If the Contractor fails to or is deemed by the Owner to be in willful default of the requirements to comply with the goals set by the City of Detroit's Executive Orders No. 4 and 22.

11. The Owner will pay Contractor the value of work approved by the Owner, less the applicable retainage, for Contractor's approved invoices within thirty (30) days of the receipt, by the Owner.