



CITY OF NOVI
Administrative ePacket
July 25, 2024

Public Safety (Police/Fire)

Infrastructure (Roads/Water/Sewer)

Economic Development (City Revenue/Job Growth)

[Lineage Raise \\$4.4 Billion in IPO](#)

Citizen-Focused Government (Shared Services/Customer Services)

Natural Areas & Features and Community Character (Community that Preserves)

[Michigan House Bill 5028 \(HOAS and "Energy-Saving Home Improvements"\)](#)

[Beacon Hill Conservation Area - Cardenas](#)

Fiscally Responsible Government (Maintain)

Parks, Recreation & Cultural Services (Enhance Services)

Capital Improvement Program

[Owner's Representative Services for New Public Safety Buildings Request for Qualifications](#)

City Council Only or Confidential

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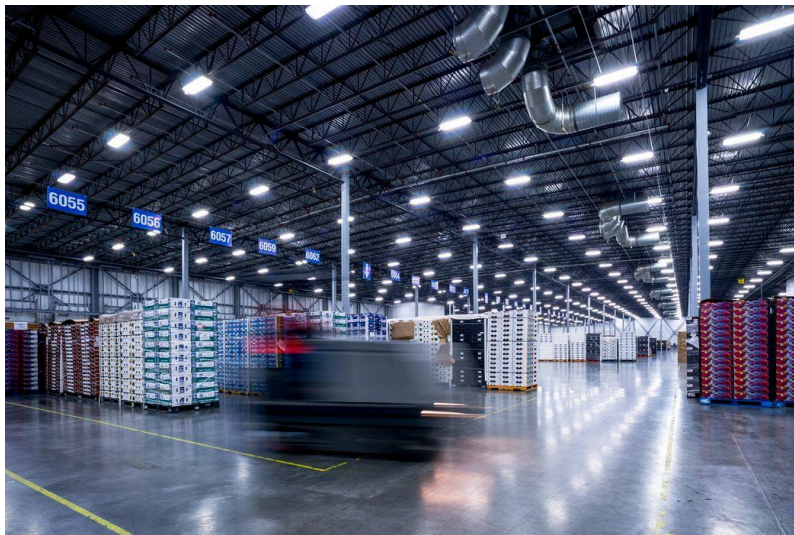
LOGISTICS REPORT

Cold-Storage Giant Lineage Raises \$4.4 Billion in IPO

The company's listing is the biggest public offering of the year so far

By [Liz Young](#) [Follow](#) and [Corrie Driebusch](#) [Follow](#)

July 25, 2024 10:08 am ET



Mayor and Council –

Following up on a previously shared article about a Novi Company – Lineage (formerly Lineage Logistics) who received \$4.4 Billion in their IPO today.

- Victor

Lineage runs a network of more than 480 temperature-controlled warehouses in North America, Europe and the Asia-Pacific region. PHOTO: LINEAGE LOGISTICS

Lineage, the largest refrigerated-storage company in the world by capacity, raised \$4.4 billion in its initial public offering in the biggest listing of the year.

The Novi, Mich.-based company said it sold nearly 57 million shares at \$78 a piece ahead of its debut Thursday on the Nasdaq exchange under the ticker “LINE.”

Lineage last week said it planned to offer 47 million shares for \$70 to \$82 each.

The company has been riding strong demand for refrigerated warehousing since the pandemic and an aggressive acquisition strategy to build a network of more

than 480 distribution centers counting nearly 3 billion cubic feet in North America, Europe and the Asia-Pacific region.

The listing extends a string of public offerings this year, including digital-rewards company Ibotta, social-media platform Reddit and AI-focused Astera Labs. Lineage's IPO also breaks a logjam in the logistics market after several years where companies put sale and public listing plans on hold amid weak freight demand.

Lineage, controlled by San Francisco-based investment firm Bay Grove, raised \$1.9 billion in a funding round in 2021 that valued the business at around \$18 billion. Its backers included real-estate investor BentallGreenOak, hedge fund D1 Capital Partners and Oxford Properties Group, which helped develop the Hudson Yards complex in Manhattan.

The company raised another \$1.7 billion in January 2022 and \$700 million in December 2022, but didn't disclose its valuation.

Lineage has bought 116 businesses since it was founded in 2008, including striking deals in 2019 to acquire U.S. rival Preferred Freezer Services for \$1 billion and Emergent Cold for \$900 million.

Morgan Stanley has the lead role on the Lineage offering.

Write to Liz Young at liz.young@wsj.com and Corrie Driebusch at corrie.driebusch@wsj.com



Newsletters

Politics & Policy

Mayor and Council –

Please see the following information regarding recently signed legislation limiting the authority of HOAs prohibiting solar panels and other energy-saving activities

- Victor

New Michigan law takes some powers away from HOAs

By David Eggert



Credit: Dale G. Young/Crain's Detroit Business

Rep. Ranjeev Puri, D-Canton, sponsored a new law that will let homeowners who live in homeowners associations install solar panels and make other energy-saving improvements.

 Reprints  Share

July 09, 2024 02:13 PM

LANSING — Michigan homeowners could install solar panels, clotheslines and make other energy-saving improvements regardless of bans set by homeowners associations under a law that will take effect in 2025.

Democratic Gov. Gretchen Whitmer signed [House Bill 5028](#) on Monday. It was sponsored by Rep. Ranjeev Puri, D-Canton, and was [narrowly passed](#) by the Democratic-led Legislature along party lines.

"Simply put, Michigan homeowners shouldn't face artificial barriers to lowering their energy consumption, saving more of their hard-earned money and helping to keep Michigan's environment

healthy," Puri said in a statement.

Related →

HOAs couldn't ban solar panels, clotheslines or EV equipment under bill nearing Whitmer

What's in Michigan's aggressive clean energy plan

Fight brews in Michigan over small-scale solar parks

Senate Republicans did not support giving the legislation immediate effect, which means the law will be effective in roughly eight months instead of three, assuming lawmakers adjourn in December.

The Homeowners' Energy Policy Act is designed to address what supporters, including environmentalists, local governments and advanced-energy companies, say are overly restrictive homeowners association agreements. Some 1.4 million people live in a subdivision with a homeowners association.



Credit: David Paul Morris/Bloomberg

Rooftop solar panels on homes in Rocklin, California near Sacramento.

Starting in March, association provisions will be invalid and unenforceable if they prohibit or require approval of the replacement, maintenance, installation or operation of energy-saving improvements or modifications. Those will be defined as clotheslines, heat pumps, insulation, rain barrels, reflective

roofing, energy-efficient appliances, solar water heaters, EV supply equipment, energy-efficient windows and energy-efficient insulation materials.

Associations generally will be unable to bar solar systems and will be required to adopt a policy statement on solar energy that aligns with the law. They will be able to deny applications in certain circumstances, such as a rooftop system extending over the roof by more than 6 inches, not conforming to the roof's slope or having a frame, support bracket or visible wiring that is not silver, bronze or black. They will be authorized to block a system in a fenced yard or patio if it is taller than the fence line.

The Community Association Institute's Michigan chapter, which represents 8,500 community associations statewide, opposed the bill. A representative testified that it would infringe on the HOA model of self-governance and freedom of contract. One Republican gave a floor speech saying it is too broadly written.



By David Eggert

David Eggert is a senior reporter covering politics and policy for Crain's Detroit Business. He joined Crain's in 2022 after a combined 15 years at The Associated Press in Lansing and jobs at MLive, the Lansing State Journal and various other newspapers.

📌 News, Politics & Policy, Residential Real Estate

M re in Politics & Policy →

MEMORANDUM



TO: MAYOR AND CITY COUNCIL
FROM: VICTOR CARDENAS, CITY MANAGER
SUBJECT: BEACON HILL CONSERVATION EASEMENT
DATE: JULY 25, 2024

Based on the numerous messages sent to members of the City Council, it was suggested that we put together a quick summary of this situation.

- Beacon Hill was approved back in 2015.
- When it was approved, it included a conservation area in the middle of the homes (see map below)
- As it is a conservation area (wild) with tall grass, it is quite likely that there are ticks in it.
- The City does not permit the application of insecticides in conservation areas as they're supposed to be natural and support wildlife of all kinds, including insects and other creatures that are part of the web of life.
- We encourage kids and pets who play in and around these areas to utilize insect repellent if they want to play in that area,





**NOTICE - CITY OF NOVI
REQUEST FOR QUALIFICATIONS
OWNER'S REPRESENTATIVE SERVICES
FOR NEW PUBLIC SAFETY BUILDINGS**

The City of Novi will receive sealed qualifications for Owner's Representative Services for New Public Safety Buildings according to the specifications of the City of Novi.

A mandatory pre-proposal meeting will be held Thursday, August 8th promptly at 9:00 am. at the Novi Civic Center, 45175 Ten Mile Rd., Novi, MI 48375.

Sealed qualifications will be received until 2:00 pm prevailing Eastern Time, Thursday, August 22, 2024. Proposals shall be addressed as follows:

**CITY OF NOVI
FINANCE DEPARTMENT**
45175 Ten Mile Rd.
Novi, MI 48375-3024

OUTSIDE OF MAILING ENVELOPE/PACKAGES MUST BE PLAINLY MARKED **"RFQ - OWNER'S REPRESENTATIVE SERVICES FOR NEW PUBLIC SAFETY BUILDING"** AND MUST BEAR THE NAME OF THE PROPOSER.

The City reserves the right to accept any or all alternative proposals and award the contract to other than the lowest proposer, to waive any irregularities or informalities or both; to reject any or all proposals; and in general, to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interest of the City of Novi.

Tracey Marzonie
Purchasing Accountant

Notice dated: July 25, 2024

NOTICE TO PROPOSERS:

The City of Novi officially distributes RFQ documents through the Michigan Intergovernmental Trade Network (MITN). **Copies of RFQ documents obtained from any other source are not considered official copies.** The City of Novi cannot guarantee the accuracy of any information not obtained from the MITN website and is not responsible for any errors contained by any information received from alternate sources. Only those vendors who obtain RFQ documents from the MITN system are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the source indicated, it is recommended that you register on the MITN site, www.mitn.info and obtain an official copy.

Proposals which are uploaded to the MITN (www.mitn.info) website must be uploaded by the due date and time. Allow sufficient time to go through the uploading process. The MITN system will not allow for late submittals. This responsibility rests entirely with the Respondent, regardless of delays resulting from the uploading process. Submit files, in DOC, DOCX, PDF, or JPG format with a size limitation of 20MB. If the file size exceeds 20 MB, please upload in 20 MB increments. PDF is preferred.

Due to security risks associated with some file formats, the following file types are not able to be opened by the City: DOCM, DOT, XLS, XLSM, XLSB, XLT, PPT, PPTM, TIF, or RTF. All of these formats can contain malicious code. The City will not accept ZIP files. Alternatively, you could convert these files to PDF.

For assistance on how to upload, contact MITN directly at (800) 835-4603.

As this RFQ is being made available by electronic means, the proposer accepts full responsibility to ensure that no changes are made to the RFQ documents. In the event of conflict between versions of the RFQ submitted by proposer, the version maintained by the City of Novi Purchasing Department shall govern.

No other distribution of the proposal will be made by the Contractor. Proposal must be signed by an official authorized to bind the Contractor to its provisions.

CHANGES TO THE RFQ/ADDENDA

Should any prospective Bidder be in doubt as to the true meaning of any portion of the Request for Qualifications, or should the Proposer find any patent ambiguity, inconsistency, or omission therein, the Proposer shall make a written request (via email) for official interpretation or correction. Such a request shall be submitted to the specified person by the date listed above. The individual making the request shall be held responsible for its prompt delivery.

Such interpretation or correction, as well as any additional RFQ provisions that the City may decide to include, will be made as an addendum, which will be posted on the MITN website at www.mitn.info. Any addendum issued by the City shall become part of the RFQ and shall be taken into account by each proposer in preparing their proposal. Only written addenda are binding. It is the Proposer's responsibility to be sure they have obtained all addenda. Receipt of all addenda must be acknowledged on proposal form.

SUBMISSION OF PROPOSALS

Proposals must be submitted in a sealed envelope. The outside of the mailing envelope must be labeled with name of contractor and name of RFQ. Failure to do so may result in a premature opening or failure to open such proposal.

To be considered, sealed proposals must arrive at the Finance Department, on or before the specified time and date. There will be no exceptions to this requirement. Proposal is considered received when in the possession of the Finance Department. Contractors mailing proposals should allow ample time to ensure the timely delivery of their proposal. Proposals received after the closing date and time will not be accepted or considered. Faxed, emailed, or telephone bids are not acceptable. The City of Novi shall not be held responsible for lost or misdirected proposals. The City reserves the right to postpone an RFQ opening for its own convenience.

A proposal may be withdrawn by giving written notice to the Purchasing Manager before the stated due date/closing time. After the stated closing time, the bid may not be withdrawn or canceled for a period of One Hundred and Twenty (120) days from closing time.

Proposers are expected to examine all specifications and instructions. Failure to do so will be at the proposer's risk.

Failure to include in the proposal all information requested may be cause for rejection of the proposal.

Any samples, CDs, DVDs or any other items submitted with your bid will not be returned to the contractor.

No proposal will be accepted from, or contract awarded to any person, firm, or corporation that is in arrears or is in default to the City of Novi upon any debt or contract, or that is in default as surety or otherwise, or failed to perform faithfully any previous contract with the City.

USE OF THE CITY LOGO IN YOUR PROPOSAL IS PROHIBITED.

INELIGIBILITY OF IRAN LINKED BUSINESS

Under 2012 PA 517, an Iran Linked Business, as defined therein, is not eligible to contract with the City and shall not submit a proposal.

RESPONSIVE PROPOSALS

All pages and the information requested herein shall be furnished completely in compliance with instructions. The manner and format of submission is essential to permit prompt evaluation of all proposals on a fair and uniform basis. The City reserves the right to declare as non-responsive and reject an incomplete proposal if material information requested is not furnished, or where indirect or incomplete answers or information is not provided.

EXCEPTIONS

The City will not accept changes or exceptions to the RFQ documents/specifications unless Contractor indicates the change or exception in the "Exceptions" section of the proposal form. If Contractor neglects to make the notation on the proposal form but writes it somewhere else within the RFQ documents and is awarded the contract, the change or exception will not be included as part of the contract. The original terms, conditions and specifications of the RFQ documents will be applicable during the term of the contract.

CONTRACT AWARD

The contract that will be entered into will be that which is most advantageous to the City of Novi, prices and other factors considered. The City reserves the right to accept any or all alternative proposals and to award the contract to other than the lowest proposer, waive any irregularities or informalities or both, to reject any or all proposals, and in general, to make the award of the contract in any manner deemed by the City, in its sole discretion, to be in the best interests of the City of Novi. After contract award, notification will be posted on the MITN website at www.mitn.info. The City may, from time to time, find it necessary to continue this contract on a month-to-month basis only, not to exceed a six (6) month period. Such month-to-month extended periods shall be by

mutual agreement of both parties, with all provisions of the original contract or any extension thereof remaining in full force and effect.

GENERAL CONDITIONS

INSURANCE

A certificate of insurance naming the City of Novi as an additional insured must be provided by the successful bidder prior to commencement of work. A current certificate of insurance meeting the requirements in Attachment A is to be provided to the City and remain in force during the entire contract period.

NO EXCLUSIVE CONTRACT

Contractor agrees and understands that the contract shall not be construed as an exclusive agreement and further agrees that the City may, at any time, secure similar or identical products/services at its sole option. The Contractor will not be reimbursed for any anticipatory profits should the City exercise this option.

TAX EXEMPT STATUS

It is understood that the City of Novi is a governmental unit, and as such, is exempt from the payment of all Michigan State Sales and Federal Excise taxes. Do not include such taxes in the bid prices. The City will furnish the successful proposer with tax exemption certificates when requested. The City's tax-exempt number is 38-6032551.

INVOICING

Invoices may be mailed to: City of Novi, Attn: Finance Department, 45175 Ten Mile Road, Novi, MI 48375, OR emailed to: invoices@cityofnovi.org. *This email is to be used for invoices and statements only and not for any other type of communication or sales. We are unable to respond to any inquiries from this email.*

CONTRACT TERMINATION

The City may terminate and/or cancel this contract (or any part thereof) at any time during the term, any renewal, or any extension of this contract, upon thirty days (30) days written notice to the Contractor, for any reason, including convenience without incurring obligation or penalty of any kind. The effective date for termination or cancellation shall be clearly stated in the written notice.

TRANSFER OF CONTRACT/SUBCONTRACTING

The successful proposer will be prohibited from assigning, transferring, converting or otherwise disposing of the contract agreement to any other person, company or corporation without the expressed written consent of the City of Novi. Any subcontractor, so approved, shall be bound by the terms and conditions of the contract. The contractor shall be fully liable for all acts and omissions of its subcontractor(s) and shall indemnify the City of Novi for such acts or omissions.

ACCEPTANCE OF PROPOSAL CONTENT

Should a contract ensue, the contents of the proposal of the successful Proposer may become contractual obligations. Failure of a contractor to accept these obligations may result in cancellation of the award.

DISCLOSURE

All documents, specifications, and correspondence submitted to the City of Novi become the property of the City of Novi and are subject to disclosure under the provisions of Public Act No. 442 of 1976 known as the "Freedom of Information Act". This Act also provides for the complete disclosure of contracts and attachments hereto. This means that any informational material submitted as part of this RFQ is available without redaction to any individual or organization upon request.

ECONOMY OF PREPARATION

Proposals should be prepared simply and economically, providing a straightforward and concise description of the contractor's ability to meet the requirements of the bid. Emphasis should be on completeness and clarity of content. Included in the response must be a point-by-point response to the Requirements and other sections of the bid. The City of Novi is not liable for any costs incurred by bidders prior to issuance of a contract.

INDEPENDENT PRICE DETERMINATION

By submission of a proposal, the offeror certifies, and in case of a joint proposal, each party hereto certifies as to its own organization, that in connection with the proposal:

- (a) The prices in the proposal have been arrived at independently without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to such prices with any other offeror or with any other Competitor; and
- (b) No attempt has been made or will be made by the offeror to induce any other person or firm to submit or not submit a proposal for the purpose of restricting competition.

Each person signing the proposal certifies that:

- (c) They are the person in the offeror's organization responsible within that organization for the decision as to prices being offered in the proposal and that they have not participated and will not participate in any action contrary to (a) and (b) above; or
- (d) They are not the person in the offeror's organization responsible within that organization for the decision as to prices being offered in the proposal but that they have been authorized in writing to act as agent for the persons responsible for such decisions in verifying that such persons have not participated, and will not participate, in any action contrary to (a) and (b) above, and that as their agent, does hereby so certify; and that they have not participated, and will not participate in any action contrary to (a) and (b) above.

A proposal will not be considered for award if the sense of the statements required in the proposal has been altered so as to delete or modify the above.

EQUAL EMPLOYMENT OPPORTUNITY

The Contractor shall comply with Executive Order 11246 of Sept. 24, 1965, entitled "Equal Employment Opportunity", as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 CFR chapter 60).

NON-DISCRIMINATION

The Contractor shall not discriminate against any employee or applicant for employment with respect to hire, tenure, terms, condition or privileges of employment on a matter directly or indirectly related to employment, because of race, color, religion, national origin, age, sex, height, weight, or marital status pursuant to the Elliot Larsen Civil Rights Act, 1976, P.A. 453. The Agency and the Municipality shall also comply with the provisions of the Michigan Handicappers Civil Rights Act, 1976, P.A. 220 and the Federal Rehabilitation Act of 1973, P.A. 93-112, 87 Stat. 394, which require that no employee or client or otherwise qualified handicapped individual shall, solely by reason of his/her handicap, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal Assistance. No person shall, on the grounds of race, creed, color, sex, age, national origin, height, weight, handicap, or marital status be excluded from participation in, be denied the proceeds of, or be subject to discrimination in the performance of this contract. The Consultant further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or sub-consultant employed in the performance of this contract.

In the hiring of employees for the performance of work under this contract, neither the contractor, subcontractor, nor any person acting in their behalf shall by reason of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status discriminate against any person qualified to perform the work required in the execution of the contract.



CITY OF NOVI OWNER'S REPRESENTATIVE SERVICES FOR NEW PUBLIC SAFETY BUILDING

SPECIFICATIONS

BACKGROUND

Nestled in the southwest corner of Oakland County is one of Michigan's most internationally diverse cities. The City of Novi is home to nearly 67,000 residents from all over the world and boasts thousands of vibrant businesses that span the globe. Novi is fortunate to have excellent schools, quality public services, safe neighborhoods, preservation of natural features, solid property values, and continued development. Additionally, in Novi, we are extremely proud of our cultural diversity. More than 60 businesses based in Japan and at least 14 businesses based in Germany call Novi "home" in the United States. The City of Novi boasts a State Equalized Value of more than \$4.1 billion, higher than the State Equalized Value of 60 of the 83 counties in Michigan. Novi's proven vitality, strategic location and diverse opportunities are an economic success story in which there is plenty of room for additional new commercial, industrial and residential growth.

Though the police department building was constructed forty-plus years ago in 1980, it was renovated in 2000 and is regularly updated or retrofitted to meet today's demands. However, it is deficient for an evolving workforce, technological advancements, and HVAC needs. Fire Stations One and Two were both constructed in 1981. A 2,295 square foot expansion was completed in 1988 at Station One, and a renovation was completed on Fire Station Two in the winter of 2009. Since then, these two stations have not been updated.

Fire Station Three was constructed in 1978, and there has been no remodeling since its original construction. None of these three fire stations have adequate facilities to accommodate a diverse workforce. There are limited female facilities in the fire stations, and there are no locker rooms for our female employees. Much like the police department, the fire stations are deficient in an evolving workforce, technological advancements, and HVAC needs. Recognizing the need to evolve our public safety infrastructure, in 2023 The City of Novi established a Public Safety Needs Facilities Committee to address the aging facilities. The Public Safety Needs Facilities Committee identified the necessity to replace the Police Department building as well as Fire Stations One, Two and Three. In 2020, the City of Novi purchased a 1.76-acre parcel of land on Venture Drive north of Nine Mile Road, with the intent to build a new Fire Station Three on this location.

In 2023 the City of Novi purchased land on the Southwest corner of Eleven Mile and Lee Begole Drive to build a new Public Safety Headquarters that would encompass a Police Department and Fire Station One. The committee is currently deliberating the placement of Fire Station Two regarding rebuilding on the current site or identifying a new location. The committee also recognized two areas of the city that see extended fire department response times due to their proximity to the closest station. Discussions led to the proposal

of two additional fire stations in those areas: one in the northwest and one in the southwest corners of the city.

Currently, there are 73 sworn police officers and 23 civilian employees. The department makeup is approximately 36% female, including both sworn and civilian employees.

In addition to employee demographic changes, service expectations and technological advances also drive the need for new facilities.

A recent space needs study conducted by Redstone Architects recommends an 80,000 square foot Public Safety Headquarters facility to meet the needs and service levels of the community. An increased need for space to improve function, workflow, circulation, and security were all acknowledged. Additionally, the City desires construction of two new replacement Fire Stations with estimated required square footage of 14,600 sq. ft. each.

SCOPE OF WORK

A. Design Phase Information

The Owner's Representative shall monitor the Design Professional's compliance with the Project objectives and shall coordinate and expedite the flow of information between the City and the Design Professional for public safety facilities and possibly other park related facilities.

B. Informational Campaign

The Owner's Representative may assist the City to develop informational materials, schedules, activities, related to communication with the public

C. Project Meetings

The Owner's Representative shall conduct Project meetings twice a month attended by the City and the Design Professional. Additionally, the Owner's Representative will also participate in monthly meetings with elected/appointed oversight board for the projects.

D. Independent Construction Cost Estimating

The Owner's Representative shall produce construction cost estimates including parametric cost modeling as well as developing full construction cost estimates at each key stage of design. If a Construction Manager is awarded during the design phase the Owner's Representative will provide independent construction cost estimates as a third-party audit of any Construction Management estimates.

E. Operating Cost Review

The Owner's Representative shall estimate the operating costs of the new facility and identify opportunities to reduce operating expenses.

F. Review of Design Documents

The Owner's Representative shall review the design documents for clarity, consistency, code and FEMA compliance and constructability and for compliance with the project objectives.

G. City's Design Reviews

The Owner's Representative shall expedite the City's design review by compiling and conveying the City's comments to the Design Professional.

H. Approvals by Regulatory Agencies

The Owner's Representative shall oversee the transmittal of documents to regulatory agencies for review and shall advise the City of potential problems in the completion of such reviews.

I. Value Engineering / Cost Analysis

The Owner's Representative shall analyze and report to the City and advise the Design Professional of the cost of various design and construction alternatives.

J. Contract Compliance Review

Owner's Representative will review all proposed contracts and purchase orders for budget compliance, City compliance, construction administration, review of payment requests, furniture, fixtures, and equipment coordination, Specialized equipment providers, coordination with franchise utilities and issues involving risk of budget or schedule overruns.

PROPOSAL FORMAT

A. Business Organization

State the full name and address of your organization, and if applicable, any branch office or other subordinate element that will perform or assist in performing the work. Indicate whether you operate as an individual, partnership or corporation; if a corporation, indicate the state in which you are incorporated. If appropriate, state whether you are licensed to operate in the State of Michigan.

B. Experience

Respondent must list and describe a minimum of five (5) projects, completed within the last ten (10) years demonstrating the Respondent's experience as an Owner's Representative on similar projects specifically in the delivery of projects including municipal, governmental, or corporate business purposes or other similar facilities in size and scope. Referenced projects must demonstrate a level of expertise relative to the size and complexity of this Project at all levels of responsibility within the proposed team. Provide the following information for each project listed:

- Project description, name, and location
- Name of Architect and Construction Manager
- Total Development cost of the Project.
- Specific project role served by respondent and identify the roles of proposed team members.
- Relevance of experience to this Project (i.e.. Corporate Services, Office, Renovation etc.)
- Name of Owner Reference and contact information including telephone number and/or email address.

C. Adding Value

- Provide examples where the proposed team was able to add value to a project. Specifically identify project leadership, and facilitation of decision making by the Owner.
- Describe familiarity with project financial management and technology systems.
- Describe additional services that may be beneficial to the Owner.

COST PROPOSAL

This portion of the proposal must be submitted in a sealed and separate envelope inside your submittal and clearly marked " RFQ COST PROPOSAL" and submitted with your RFQ or uploaded electronically to the BIDNET MITN System. Respondent must clearly describe in narrative form the proposed business terms offered in the Proposal. Specifically identify the proposed method of reimbursement for professional services and project reimbursables. If the Proposer's approach to the Work has identified additional services not identified in this RFQ that would be beneficial to the success of this Project, include the associated costs as a separate line item in the proposed fee

SELECTION PROCESS

This document is a Request for Qualifications. The proposal evaluation criteria should be viewed as standards that measure how well a contractor's approach meets the desired requirements of the City. Those criteria that will be used and considered in evaluation for award are set forth in this document. The City will thoroughly review all proposals received.

PROPOSAL EVALUATION CRITERIA

Proposals will be evaluated by the Qualifications Based Selection (QBS) process Qualifications using the following criteria:

1. Firm Qualifications and Experience
2. Technical Approach
3. Staff Capabilities (Prime/Sub)
4. Specialized Expertise
5. Past Performance
6. Price

SHORT LIST INTERVIEWS

Respondents must be prepared to attend an interview and negotiate the final contract Scope of Services with the City prior to the awarding of the contract. Interviews are expected to be _____.



INSURANCE REQUIREMENTS ATTACHMENT A

1. The Contractor shall maintain at its expense during the term of this Contract, the following insurance:
 - a. **Worker's Compensation** insurance with the Michigan statutory limits and Employer's Liability insurance with minimum limits of **\$100,000** (One Hundred Thousand Dollars) each accident.
 - b. **Commercial General Liability Insurance** – The Contractor shall procure and maintain during the life of this contract, Commercial General Liability Insurance, Personal Injury, Bodily Injury and Property Damage on an "Occurrence Basis" with limits of liability not less than **\$1,000,000** (One Million Dollars) per occurrence combined single limit.
 - c. **Automobile Liability** insurance covering all owned, hired and non-owned vehicles with Personal Protection insurance to comply with the provisions of the Michigan No Fault Insurance Law including Residual Liability insurance with minimum bodily injury limits of **\$1,000,000** (One Million Dollars) each person and **\$1,000,000** (One Million Dollars) each occurrence and minimum property damage limits of **\$1,000,000** (One Million Dollars) each occurrence.
 - d. The Contractor shall provide proof of **Professional Liability** coverage in the amount of not less than **\$1,000,000** (One Million Dollars) on a per claim/aggregate.
2. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice date to the City; alternately, contractor may agree to provide notice of such cancellation or reduction.
3. The City of Novi shall be named as Additional Insured for General Liability and Auto Liability. Certificates of Insurance evidencing such coverage shall be submitted to City of Novi, Purchasing Department, 45175 Ten Mile Road, Novi, Michigan 48375-3024 prior to commencement of performance under this Contract and at least fifteen (15) days prior to the expiration dates of expiring policies. A current certificate of insurance must be on file with the City for the duration of the contract. Said coverage shall be primary coverage rather than any policies and insurance self-insurance retention owned or maintained by the City. Policies shall be issued by insurers who endorse the policies to reflect that, in the event of payment of any loss or damages, subrogation rights under those contract documents will be waived by the insurer with respect to claims against the City.
4. The Contractor shall be responsible for payment of all deductibles contained in any insurance required hereunder.

5. If, during the term of this Contract, changed conditions or other pertinent factors should in the reasonable judgment of the City render inadequate insurance limits, the Contractor will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be effected at the Contractor's expense, under valid and enforceable policies, issued by the insurers of recognized responsibility which are well-rated by national rating organizations and are acceptable to the City.
6. If any work is sublet in connection with this Contract, the Contractor shall require each subcontractor to effect and maintain at least the same types and limits of insurance as fixed for the Contractor.
7. The provisions requiring the Contractor to carry said insurance shall not be construed in any manner as waiving or restricting the liability of the Contractor under this contract.
8. The City has the authority to vary from the specified limits as deemed necessary.

ADDITIONAL REQUIREMENTS

HOLD HARMLESS/INDEMNITY

1. The Contractor agrees to fully defend, indemnify and hold harmless the City, its City Council, its officers, employees, agents, volunteers and contractors from any claims, demands, losses, obligations, costs, expenses, verdicts, and settlements (including but not limited to attorney fees and interest) resulting from:
 - A. Acts or omissions by the Contractor, its agents, employees, servants and contractors in furtherance of execution of this Agreement, unless resulting from the sole negligence and tort of the City, its officers, employees, agents and contractors.
 - B. Violations of state or federal law involving whether administrative or judicial, arising from the nature and extent of this Agreement.
 - C. The Contractor agrees to defend the City from and against any and all actions or causes of action, claims, demands or whatsoever kind or nature arising from the operations of the Contractor and due to the acts or omissions of the Contractor or its agents, including, but not limited to, acts of omissions alleged to be in the nature of gross negligence or willful misconduct. The Contractor agrees to reimburse the City for reasonable attorney fees and court costs incurred in the defense of any actions, suits, claims or demands arising from the operations of the Contractor under this Agreement due to the above-referenced acts or omissions.
2. The Contractor agrees that it is its responsibility and not the responsibility of the City of safeguard the property and materials used in performing this Contract. Further the Contractor agrees to hold the City harmless for any loss of such property and materials used in pursuant to the Contractor's performance under this Contract.
3. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

CONTRACT FOR PROFESSIONAL SERVICES

THIS CONTRACT FOR PROFESSIONAL SERVICES ("Contract"), shall be considered as made and entered into as of the date of the last signature ("Effective Date"), and is between the City of Novi, a Michigan municipal corporation, whose address is 45175 Ten Mile, Novi, Michigan 48375, (hereinafter referred to as "Client"), and _____, whose address is _____, (hereinafter referred to as "Consultant").

THE CLIENT AND CONSULTANT AGREE AS FOLLOWS:

Article I. Statement and Performance of Work.

For payment by the Client as provided under this Contract, Consultant shall perform the work, duties and responsibilities described on and in Schedule A (the "work"), which is attached hereto and made a part of this Contract by this reference, in a competent, accurate, efficient, timely, good, professional, thorough, complete and responsible manner, and in compliance with the terms and conditions set forth below.

Article II. Timing of Performance.

Performance of this Contract shall commence immediately upon execution by both parties, and performance of the work shall be completed according to the timing set forth as part of Schedule A. The timing for performance of any such work may be extended for additional specified periods of time, if allowed in writing by the Client in its sole discretion. Services on each phase after the first phase shall commence only after Client's authorization to proceed. Out-of-sequence services (i.e., commencement of work on a future phase, before completion of a prior phase), if requested and ultimately not accepted by Client as part of the overall project, shall be compensated as Additional Services.

Article III. Contract Price and Payment.

- A. Subject to the terms and conditions of this Contract, the Client agrees to pay Consultant in the amount, manner, and according to the timing for making such payments set forth in Schedule A (referred to in this Contract as "payments"). Such payments are in exchange for and consideration of the timely and satisfactory performance and completion of the work required under and pursuant to this Contract.
- B. The Client agrees to pay Consultant amounts due within thirty (30) days of receipt of an itemized billing/invoice from Consultant detailing all work performed and provided in connection with the billing and the hours and charges applicable to each such item of work. Such itemized billings shall be submitted and shall be paid only upon satisfactory completion of the work itemized in the billing.
- C. All costs and expenses incurred by Consultant in the course of performing the work under this Contract are deemed to be included in the hourly fees and amounts set forth in Schedule A, unless specifically identified in Schedule A as reimbursable expenses and such expenses have been approved by the Client or its designee.
- D. Consultant will obtain written approval of the Client prior to proceeding with any services or work that is not stated on Schedule A; otherwise, the Client will not be billed for such extra/additional services or work.

- E. Payments shall be made upon verification of invoices received by the Client. All payments to Consultant shall be submitted by mail at Consultant's address first listed above, unless Consultant provides written notice of a change in the address to which such payments are to be sent.

Article IV: Termination.

- A. This Contract, including any extension or amendment of this Contract, may be terminated at any time, with or without cause, by either party upon thirty (30) calendar days' written notice to the other party. In such an event, the effective date of such termination shall be the 30th calendar day following the date of the written notice of such termination.
- B. In the event this Contract is terminated prior to completion of the work, the Client shall not be responsible to make any further payments for work performed after the effective date of such termination and shall pay Consultant for such work as has been completed and is eligible for payment under the terms of this Contract through the date of such termination. In all events, the Client shall only be responsible to make the payments described in the preceding sentence if, at the Client's request, Consultant continues to fully perform its duties and obligations in full compliance with the terms of this Contract through the effective date of the termination. Additionally, termination shall not relieve Consultant of its obligation to provide Client with all of the plans and product generated under this Contract through the effective date of termination. Articles V, VI, VII and VIII of this Contract shall survive completion of the work and any termination of this Contract.
- C. Prior to the effective date of any termination or prior to the completion of the work (including any extension of the timing for completion), whichever is the first to occur, Consultant shall deliver to the Client all reports, opinions, compilations, research work, studies, data, materials, artifacts, samples, documents, plans, drawings, specifications, correspondence, ledgers, permits, applications, manuals, contracts, accountings, schedules, maps, logs, invoices, billings, photographs, videotapes and other materials in its possession or control that is gathered or generated in the course of performing the work or that relates to the work in any way; provided that Consultant may retain a copy of such materials for its files. The Client shall be permitted to withhold any payments and reimbursements otherwise owing to Consultant under the terms of this Contract until all such materials are delivered to the Client in accordance with the terms and conditions of this Contract.

Article V: Independent Contractor Relationship.

- A. In the performance of this Contract, the relationship of Consultant to the Client shall be that of an independent contractor and not that of an employee or agent of Client. Consultant is and shall perform under this Contract as an independent contractor, and no liability or responsibility with respect to benefits of any kind, including without limitation, medical benefits, worker's compensation, pension rights, or other rights or liabilities arising out of or related to a contract for hire or employer/employee relationship shall arise or accrue to either party as a result of the performance of this Contract.

- B. Consultant, as an independent contractor, is not authorized to enter into or sign any agreements on behalf of the Client or to make any representations to third parties that are binding upon the Client. Although Consultant is required under this Contract to advise, make recommendations to and to a limited extent represent the Client, all plans, studies, applications, submittals, surveys, reports and any other information relating to the work must be submitted to and approved by the Client or the Client's authorized official prior to being disseminated to any third party and shall only be so disseminated if such dissemination is approved in advance by the Client or an authorized Client official.
- C. Consultant represents that it will dedicate sufficient resources and provide all necessary personnel required to perform the work described in Schedule A in accordance with the terms and conditions of this Contract. Except as may be specifically stated and agreed to in Schedule A, Consultant shall perform all of the work under this Contract and no other person or entity shall be assigned or sub-contracted to perform the work, or any part thereof, unless approved by the Client in advance.

Article VI: Liability and Insurance.

- A. Consultant agrees to indemnify and hold harmless the Client, its elected and appointed officials and employees, from and against any and all claims, demands, suits, losses and settlements, including actual attorney fees incurred and all costs connected therewith, for any damages which may be asserted, claimed or recovered against the Client by reason of (i) personal injury, death and/or property damages which arises out of or is in any way connected or associated with the actions or inactions of Consultant in performing or failing to perform the work, or (ii) civil damages which arise out of any dispute between Consultant and its subcontractors, affiliates, employees or other private third parties in connection with this Contract.
- B. Consultant shall provide evidence of adequate insurance coverage in the types and amounts set forth on Schedule A, which is attached hereto and incorporated herein by this reference. Such insurance shall be maintained at the specified level of coverage throughout the term of this Contract, including any extension of such term, and will cover all work, acts and omissions by and on behalf of Consultant in connection with this Contract, with the Client as named additional insureds, but with such coverage being primary and non-contributory as described in the attached Schedule A. Consultant's professional liability insurance shall cover claim if and to the extent that the insured causes damage to others in the rendering of its professional services. Consultant shall give the Client immediate notice of any change in or cancellation of the coverage in place at the time this agreement is executed, shall provide a copy of any cancellation notice received from its insurer to the Client, and shall request that its insurer send such notice of cancellation to the Client. Consultant shall provide evidence of insurance coverage as set forth herein coverage at any time requested by the Client.

Article VII: Information.

It is expressly acknowledged and agreed that all reports, opinions, compilations, research work, studies, data, materials, artifacts, samples, documents, plans, drawings, specifications, correspondence, ledgers, permits, manuals, applications, contracts, accountings, schedules, maps, logs, invoices, billings, photographs, videotapes and all

other materials generated by and/or coming into the possession of Consultant during the term of this Contract, and any extension thereof, that in any way relate to the performance of work by Consultant under this Contract or that are otherwise related or relevant to the work, belong exclusively to the Client and shall be promptly delivered to the Client upon the termination of this Contract or, at any time, upon the Client's request.

Article VIII: Accuracy.

Consultant promises that the information it provides in the work to be performed under this Contract will be accurate, excepting only inaccuracies resulting from incorrect information provided by the Client, the City, other consultants and/or other public sources. Consultant will not charge Client for necessary corrections to its work and will be responsible for any increased cost incurred by the Client as a result of any inaccuracies in the work, excepting inaccuracies resulting from incorrect information provided by the Client, the City, other consultants and/or other public sources.

Article IX: General Provisions.

- A. Entire Agreement. This instrument, together with the attached Schedules, contains the entire Contract between the Client and Consultant. No verbal agreement, conversation, or representation by or between any officer, agent, or employee of the parties hereto, either before or after the execution of this Contract, shall affect or modify any of the terms or obligations herein contained.
- B. Compliance with Laws. This Contract and all of Consultant's work and practices shall be subject to all applicable state, federal and local laws, ordinances, rules or regulations, including without limitation, those which apply because Client is a public governmental agency or body. Consultant represents that it is in compliance with all such laws and eligible and qualified to enter into this Contract.
- C. Governing Law. This Contract shall be governed by the laws of the State of Michigan.
- D. Assignment. Consultant shall not assign this Contract or any part thereof without the written consent of the Client. This Contract shall be binding on the parties, their successors, assigns and legal representatives.
- E. Third Parties. It is the intention of the parties hereto that this Agreement is not made for the benefit of any private third party. It is acknowledged that Client may receive a portion of the funding for the payments under this Contract from one or more private sources, and it is understood by Consultant that it is hired by Client to work exclusively for Client (and by extension for the City should the work be accepted and implemented by the City) and Consultant agrees that no private party or parties will be allowed to hold sway or influence, in any way, over Consultant's performance of the work.
- F. Notices. Written notices under this Contract shall be given to the parties at their addresses contained in this Contract by personal or registered mail delivery to the attention of the following persons:

Client: City Manager Victor Cardenas and City Clerk Cortney Hanson
Consultant:

- G. Changes. Any changes in the provisions of this Contract must be in writing and signed by the Client and Consultant.
- H. Waivers. No waiver of any term or condition of this Contract shall be binding and effective unless in writing and signed by all parties, with any such waiver being limited to that circumstance only and not applicable to subsequent actions or events.
- I. Jurisdiction and Venue of Contract. This Contract shall be considered for all purposes, including the establishment of jurisdiction and venue in any court action between the parties, as having been entered into and consummated in the City of Novi, Oakland County, Michigan.
- J. Conflict. In the event of any conflict or inconsistency between the above provisions of this Contract and either or both of the attached Schedules, the provisions in the above text shall govern.
- K. Anti-Discrimination. The Contractor shall not discriminate against any employee, or applicant for employment because of religion, race, color, national origin, age, sex, height, weight, handicap, ancestry, place of birth, sexual preference or marital status. The Contractor further covenants that it will comply with the Civil Rights Act of 1973, as amended; and the Michigan Civil Rights Act of 1976 (78. Stat. 252 and 1976 PA 453) and will require a similar covenant on the part of any consultant or subcontractor employed in the performance of this contract.

IN WITNESS WHEREOF, the Client and the Consultant have executed this Contract in Oakland County, Michigan, as of the date first listed above.

WITNESS AND DATES
OF SIGNATURES:

CITY OF NOVI

Date: _____

By: Justin Fischer
Its: Mayor

Date: _____

By: Cortney Hanson
Its: Clerk

WITNESS AND DATES
OF SIGNATURES:

CONTRACTOR

Date: _____

By: name
Its: title