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1. INTRODUCTION

A. Overview

The Detroit Land Bank Authority (DLBA) requests quotes from qualified firms to provide the goods/services outlined in this bid. Please carefully read all parts of this bid, including:

- Bid Coversheet (or Bid Overview page, if viewing online)
- RFQ Template – Part 1 of 2: Standard RFQ Clauses
- RFQ Template – Part 2 of 2: RFQ Specific Clauses
- All required documents listed on the Bid Overview page in BidSync

The work contemplated is to be performed in a professional manner. The Respondent shall be financially solvent and each of its members (if a joint venture), its employees, agents or sub-consultants of any tier shall be competent to perform the services required under this RFQ document.

Nothing in this RFQ shall be construed to create any legal obligation on the part of the DLBA or any respondents. The DLBA reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue this RFQ in whole or in part, at any stage. In no event shall the DLBA be liable to respondents for any cost or damages incurred in connection with the RFQ process, including but not limited to, any and all costs of preparing a response to this RFQ or any other costs incurred in reliance on this RFQ. No respondent shall be entitled to repayment from the DLBA for any costs, expenses or fees related to this RFQ. All supporting documentation submitted in response to this RFQ will become the property of the DLBA. Respondents may also withdraw their interest in the RFQ, in writing, at any point in time as more information becomes known.

The DLBA follows the Detroit Land Bank Authority Policies and Procedures for Procurement process.

For further information regarding this RFQ, please contact Yolanda Gaines at:

Detroit Land Bank Authority
500 Griswold, Ste. 1200
Detroit, MI 48226
Phone: Office: 313-974-6869
Email: nonhhfprocure@detroitlandbank.org.

B. Time of Completion

Any contract awarded pursuant to this RFQ solicitation shall provide services within a mutually agreed upon expedited timeframe.
C. Term of Contract

If a contract is awarded as a result of this RFQ the term of the contract and renewal options are indicated on the bid cover page.

2. PROJECT MANAGEMENT

The Contractor will carry out this project under the direction and control of the DLBA.

The Contractor may be one of several Contractors that will provide services to the DLBA in this area and the number of persons and/or entities each Contractor will be requested to serve will depend on the business needs of the DLBA and the ability of the Contractor to manage the work requested. This may be an optional use contract; no minimum number of persons and/or entities are guaranteed to be assigned.

3. BID PRESENTATION

DLBA will request that Respondents that meet the criteria specified in this RFQ meet with a DLBA committee to demonstrate their services and address questions upon request.

4. SUBMITTAL REQUIREMENTS

RFQ responses must be submitted via BidSync by the deadline indicated on the bid Cover Page. Responses not submitted by the due date will not be considered. Respondents are advised to adhere to the Submittal Requirements. Failure to comply with the instructions of this RFQ will be cause for rejection of submittals.

The DLBA reserves the right to seek additional information to clarify responses to this RFQ. Each response must include the following:

A. Letter of Interest

Please submit a Cover Letter of Interest signed by a duly authorized officer or representative of the Respondent, not to exceed two pages in length. The Letter of Interest must also include the following information:

1. The principal place of business and the contact person, title, telephone/fax numbers and email address.
2. A brief summary of the qualifications of the Respondent and team.
3. Description of organization (i.e. Corporation, Limited Liability Company, or Joint Venture).
4. The names and business addresses of all Principals of the Respondent. For purposes of this RFQ “Principals” shall mean persons possessing an ownership interest in the Respondent.
• If the Respondent is a partially owned or fully-owned subsidiary of another organization, identify the parent organization and describe the nature and extent of the parent organization’s approval rights, if any, over the activities of the Respondent.
• If the Respondent is a partially owned or fully-owned subsidiary of another organization, identify the parent organization and describe the nature and extent of the parent organization’s approval rights, if any, over the activities of the Respondent.

5. The Certification attached hereto at the end of this RFQ and incorporated herein by reference must be signed by Respondent and attached to the Letter of Interest.

B. Threshold Requirements

These documents must be submitted and acceptable before the DLBA and its RFQ Review Committee will review the Experience and Capacity Bid:

1. Certificate of Good Standing (Corporation) or Certificate of Existence (Limited Liability Company) issued by the Michigan Secretary of State (If Respondent is a joint venture, a Certificate of Good Standing or Certificate of Existence, as applicable, must be submitted for each entity comprising the joint venture.)
2. Evidence of License and Insurance: Evidence that insurance is in place or can be obtained if selected. Appropriate licenses to be provided.
3. Evidence of Financial Stability: All Respondents shall include their most recent financial statements with the Bid response. This information will assist the DLBA in determining the Respondent’s financial condition. The DLBA is seeking this information to ensure that the respondents have the financial stability and wherewithal to assure good faith performance.
4. Conflict of Interest Statement & Supporting Documentation: Respondent shall disclose any professional or personal financial interests that may be a conflict of interest in representing the DLBA. In addition, all Respondents shall further disclose arrangement to derive additional compensation from various investment and reinvestment products, including financial contracts.

C. Main Bid

Please provide the following information:

1. Describe relevant experience
2. Statement of Qualifications
3. A competitive pricing Bid (Pricing Bid template in RFP Template Part II document).

5. REJECTION OF BIDS
The Detroit Land Bank Authority expressly reserves the right to reject any, and all Bids, waive any non-conformity, re-advertise for Bids to withhold the award for any reason the DLBA determines and/or to take any other appropriate action that is in the best interest of the DLBA.

6. SELECTION PROCESS

The Selection Committee comprised of DLBA staff and others deemed appropriate by the DLBA Board will review qualifications in accordance with the evaluation criteria set forth herein and in accordance with DLBA policies. Bids that are submitted timely and comply with the mandatory requirements of the RFQ will be evaluated in accordance with the terms of the RFQ. Any contract resulting from this RFQ will not necessarily be awarded to the vendor with the lowest price. Instead, contract(s) shall be awarded to vendor(s) whose bid is the most responsible, in accordance with criteria set forth in the RFQ. This RFQ may result in a pool of qualified vendors selected based on pricing and other criteria as defined within this RFQ.

The Detroit Land Bank Authority is an equal opportunity employer. We will not discriminate against employees or applicants for employment on any legally-recognized basis ["protected class"] including, but not limited to: disability; religion; race; color; national origin; age; sex; gender identity or expression; sexual orientation; age; pregnancy; childbirth or related medical condition; height; weight; marital status; genetic information; veteran status, uniform service member status or any other protected class under federal, state, or local law. This policy applies to all terms and conditions of employment including, but not limited to, recruitment, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation, and training.

7. QUESTIONS DEADLINE

Questions regarding this RFQ should be submitted via BidSync. The last date to submit questions regarding the RFQ is noted on the BidSync Cover Page.

8. ETHICS HOTLINE REPORTING

The DLBA Board of Directors has hired Lighthouse Services to provide an ethics and compliance Hotline for all DLBA employees, vendors, customers and the general public, to ensure that all reports can be submitted anonymously and without fear of retribution. All reports will be delivered only to the Board, and all efforts will be made to protect the identity of the individual making the report when conducting the investigation. Reports may cover, but are not limited to: ethical violations, wrongful discharge, unsafe working conditions, internal controls, quality of service, vandalism and sabotage, sexual harassment, theft, discrimination, conduct violations, alcohol and substance abuse, threats, fraud, bribery and kickbacks, conflict of interest, improper conduct, theft and embezzlement, violation of company policy, violation of the law, misuse of company
property, or falsification of contracts, reports or records. Lighthouse Services toll free number and other methods of reporting are available 24 hours a day, 7 days a week.

- **Website:** [www.lighthouse-services.com/detroitlandbank](http://www.lighthouse-services.com/detroitlandbank)
- **Telephone:**
  - English speaking USA and Canada: 844-446-0004
  - Spanish speaking North America: 800-216-1288
- **E-mail:** reports@lighthouse-services.com (MUST include “Detroit Land Bank” in report)
- **Fax:** (215) 689-3885 (MUST include “Detroit Land Bank” in report)

5.

**9. SUBMITTAL DUE DATE**

Responses to this RFQ are due by the time and date indicated on the BidSync Cover Page. Responses to this RFQ must be submitted via BidSync. Please email any questions to nonhhfprocur@detroitlandbank.org.
EXHIBIT A: RFQ SUBMITTAL REQUIREMENTS CHECKLIST

Please provide this Checklist with response to RFQ

- Letter of Interest
- Certification
- Certificate of Good Standing (Corporation) or Certificate of Existence (Limited Liability Company) issued by the Michigan Secretary of State (If Respondent is a joint venture, a Certificate of Good Standing or Certificate of Existence, as applicable, must be submitted for each entity comprising the joint venture.)
- Evidence of Insurance
- State License and or Certification
- Evidence of Financial Stability
- References
- Conflict of Interest Statement & Supporting Documentation:
- Description of Company
- Capacity of Company
- Pricing Bid
- MBE/WBE, Local Hiring, HUD Section 3, if applicable
- RFQ Submittal Requirements Checklist
EXHIBIT B: CERTIFICATION FORM NOTE

THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE SUBMITTAL CERTIFICATION

The undersigned hereby certifies, on behalf of the Respondent named in this Certification (the “Respondent”), that the information provided in this RFQ submittal to the DLBA is accurate and complete, and I am duly authorized to submit same. I hereby certify that the Respondent has reviewed this RFQ in its entirety and accepts its terms and conditions.

____________________________________________
(Name of Respondent)

____________________________________________
(Signature of Authorized Representative)

____________________________________________
(Typed Name of Authorized Representative)

____________________________________________
(Title)

____________________________________________
(Date)
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1. **GOODS OR SERVICES REQUIREMENTS**

   A. **Scope of Work**

   The DLBA seeks bids from Property Preservation and Secure-View Installation Suppliers/Contractors interested in providing services for the Detroit Land Bank Authority. The following scope of service is requested under this RFQ. The types of services to be provided may include but are not limited to the following:

   **Secure View Installation- Windows and Doors**

   The DLBA reserves the right to require vendors to upload photographs and/or information on completed work in the DLBA’s proprietary system or transmitted through a link provided by the DLBA. The types of services to be provided may include but are not limited to the following on an as needed basis:

   1. **Board Up - Standard Opening (SecureView)** – Board up property with polycarbonate material primarily related to window opening(s) to the SecureView corporation installation standards


   2. **Board Up - Entry Door (SecureView)** – Build door made of polycarbonate material to allow access to the property including padlock(s) to the SecureView corporation installation standards

      (https://www.secureviewusa.com/products/installation-instructions)

   All work must include before and after photographs to support the documentation provided to the DLBA. All photos should adhere to the DLBA standards indicated in this document

   **Photograph (Photo) Instructions and Requirements for DLBA Properties**

   - We recommend uploading **3088 x 2308 pixels or using a Square Photo Format**
   - All Photos should be date stamped
   - Front, Rear, and Side views to confirm property location and condition.
   - Photo must be in color
Detroit Land Bank Authority
RFQ – Secure View Installation

• Before and after Photo should be taken from the same perspective and angle to show progression of work. Before and after Photos should clearly show all interior and exterior services completed as defined by the associated work order request and DLBA Property Preservation RFQ.
• Limit duplicate photos when possible.
• Exterior Front, rear and side views should be taken from a distance far enough away that the entire view of the property can be seen.
• Avoid submitting photos sideways or upside down.
• The DLBA reserves the right to require vendors to submit all Photos for property inspection results or as evidence or work through the DLBA proprietary system or by a DLBA supplied link.
• If approved for providing a link to photos, the link must directly take the reviewer (no log in required) to the photos of the selected service only.
• Clear photo of hasp/padlock with padlock code must be included if installed
• Photos of interior rooms, including basement rooms should encompass as much of the room as possible (ceiling/walls/floors)

Exterior Photos

• **Take a photo of each side of the property.** Take a photo of the front, back, and each side of the house to confirm property location and condition

• **Capture entire house in photo.** For the front and back photos, please capture the entire front/back of the house within the photo – i.e. do not cut off the top or bottom of the house

![Roof cut out of photo](image1)

![Entire elevation captured in photo](image2)
- **Avoid taking photos into the sun.** If possible, take the front photo with the sun behind you. If the sun is shining directly at you, try to position yourself so the house itself blocks the sun. In short, avoid taking a photo with the sun directly in your face.

![Lens flare from aiming camera directly into the sun.](image1)

- **Photo with sun behind the camera.**

- **Make sure photo is straight.** Make sure the ‘horizon’ lines are straight - i.e. so the house doesn’t appear crooked in the photo.

![Crooked](image2)

- **Straight.**

- **Minimize negative space.** At the same time, try to minimize the ‘negative’ space around the house, keeping the frame of the shot relatively close to the house itself. Keep in mind what is in the background. For example, avoid showing an abandoned house next door when possible.

![Extra space around home and adjacent vacant home captured](image3)

- **Minimal negative space.**

- **Take photos from an angle.** Taking the photo from an angle, rather than straight on, can make a better photo and give the house dimension. Please take the front photos of some houses from an angle.
• **Take upshots.** An upshot can create a more dramatic photo and make the house look grander. You can take upshots by crouching down and taking a photo looking up at the building

• **Head-on shots** work as well, if horizon lines are straight

• **Use your discretion:** Use your discretion to make the property look appealing, including attractive elements and excluding any fewer less desirable features when possible

**Interior Photos**

• Photos of interior rooms, including basement rooms should encompass as much of the room as possible (ceiling/walls/floors)

• Before and after photos should be taken from the same perspective and angle to show progression of work. Before and after photos should clearly show all interior and exterior services completed as defined by the associated work order request and DLBA Property Preservation RFQ
Timeframes
All maintenance and repairs within the allowable services must be completed within the permitted timeframes. When bids for work have been approved by the DLBA, the servicer has ten (10) calendar days from the time of the approval to complete the work, unless otherwise agreed upon. The servicer has two (5) business calendar days from the work completion date to report the work completion to the DLBA via the DLBA’s work order tracking system.

Completed Work Documentation
All work completed must have before and after, date stamped photos and any supporting documentation made available to the DLBA upon request.

When the DLBA requires the services to provide work completion results, the following information must be provided when reporting completion of repairs:

- Dates work started and completed.
- Scope of work completed with line item description of service.
- Complete view of before and after photos in color, date stamped, and labeled (if necessary).
- The DLBA reserves the right to require vendor/contract to upload photographs and/or information on completed work in the DLBA’s proprietary system or transmitted through a link provided by the DLBA.
- Invoicing of all work approved and performed is required within 30 calendar days. Such invoice will include reasonable detail of Services provided, and Contractor agrees to provide upon request such supporting or backup documents as may be reasonably requested by DLBA with respect to each invoice for the Services.
B. Request for Service Description Quotes

Please fill out the rates for the service descriptions below. To the degree possible, attach an individual fee to individual service types so that DLBA may elect to include/exclude certain services. To the degree necessary, attach an overall set (fixed) fee for the described bid.

This will act as the pricing Bid Template needed for the evaluation criteria.

**DLBA SERVICE DESCRIPTION**

<table>
<thead>
<tr>
<th>Service Description – Include all Optional Services</th>
<th>Unit of Measure</th>
<th>Price</th>
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<tbody>
<tr>
<td>Board Up – Standard Opening (SecureView) (i.e. window)</td>
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<tr>
<td>Board Up- Entry Door (SecureView)</td>
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The Total Cost

The DLBA may request in-person presentations of the Respondent’s Bid. In evaluating responses to this Request for Quote, the DLBA will take into consideration the costs that are being proposed by the Respondent. Respondents shall provide notice to take exception
to any requirements of this Request for Quote. Such exceptions may reflect negatively on the evaluation of the Bid.

If applicable, Evidence of local Detroit-based Business License, Paid City of Detroit Income Taxes for Respondent to documents Detroit business location and Headquartered business concern as the prime contractor for the RFP, Section 3 business concern, Disadvantaged Business Concern etc. Note that if the bid is grant funded, local business preferences cannot be applied to scoring.