

RFP-RH-11-034 Commercial and Industrial Plan Review Services			
Awarded to Code Source PC 643 companies solicited via MITN	Code Source PC 3097 Pinedale Dr Grandville MI 49418 Robert B. Bush 616.249.3960	Anderson, Eckstein and Westrick, Inc (AEW) 51301 Schoenherr Road Shelby Township MI 48315 Edward T. Neiman 586.726.1234	SAFEbuilt Michigan Inc 200 East Big Beaver Road Troy MI 48063 David Thomsen
Firm Established	Established 1993	Established 1968	Established 1992
Type of Organization	Professional Corporation	Corporation	Corporation
Full time employees	Two Full Time	54 full time	In Michigan, 6 full time
Part time employees	Note: We use an engineering consultant for our structural reviews. Our engineer's resume is included.	23 part time	In Michigan, 11 part time Company wide, 55 full time and 27 part time
Years providing plan rev services?	18-years providing full time code consulting and 40-years working w/ various building codes in architecture including 33 years as a licensed architect.	23-years	19-years
How many clients served of this type?	Numerous	Numerous	Numerous
Client references:	Numerous listed/provided Great deal of municipal experience	Provided Township, City, School references provided	Provided Municipal References Provided
Describe services that you will provide for the City:	Professional plan review services for building code for both structural & non-structural, included w/ those reviews may be additional reviews (example: the building code may require a shop drawing plan review service. When these drawings are received, a separate review will be done on an hourly basis.	Provide complete building plan review, including structural reviews, as required for commercial & industrial buildings. Reviews will be in accordance with the State of Michigan Building Codes. Additional information is presented in the "Methodology" section.	Lengthy, refer to proposal.
Description of your review process:	Lengthy description provided.	Lengthy description provided.	Compliance with State of MI Construction Codes & City of RH ordinances and requirements; refer to proposal - lengthy Samples attached to proposal
Provide copy of review checklist & sample review letter:	Information provided; samples provided	Information provided.	Provided information
What are the qualifications of staff? (include applicable regist. & certific.)	Information provided-resumes provided.	Information provided-resumes provided	Provided information
Do you perform structural review as part of the review process? Describe:	Yes, information provided.	While a structural evaluation is available by our structural group, it would not normally be part of a "basis code review." Services would be provided on an hourly basis, as needed or requested.	Will perform structural review where we are comfortable & qualified. Should we not have the expertise or qualifications to perform the review, we will facilitate a structural review by a State of MI registered structural engineer-to be approved by the City of RH Building Official.
What is the average turnaround time to complete the first review? Re-review?	Generally first review within 10-working days after drawings are received; re-reviews completed within 5 to 10 working days. Can also provide expedited review and generally complete within 1 to 3 working days and are billed at 150% of standard rate.	Completion for first review is 10 business days, depending on project scale and complexity. Re-review completion turnaround time is 4-business days.	Plan Review Small commercial/Industrial Projects (<\$5M in valuation) - 1st 10-working days or less; 2nd 5 working days or less. Plan Review Large commercial/Industrial Projects (>\$5M in valuation) - 1st 20 working days or less; 2nd 10 working days or less. Commercial/Industrial Plan Review Fee \$80 an hour If travel is required a minimum of one hour will be charged.
Provide a fee schedule w/complete breakdown of fees for 2012& 2013:	Fees relate to the International Code Council (ICC) Building Valuation Schedule.	Principle Eng/Surveyor Architect \$138 hrly Senior Project Eng/Surveyor/Architect \$126 hrly Licensed Eng/Surveyor/Architect \$113. hrly Graduate Eng/Surveyor/Arch \$93 hrly Team Leader \$93 hourly Engineering Aide III \$78 hrly Engineering Aide II \$70 hrly Engineering Aide I \$62 hrly Engineering Aide Trainee \$45 hrly Secretarial (special Projects) \$38 hrly Survey Field (3-Person) \$167 hrly Survey Field (2 Person) \$157 hrly Survey Field (1 Person) \$122 hrly Confined Space Entry Crew \$207 hrly Data Collector (Survey Crew) \$26 hrly Computer System \$13 hrly GPS Survey Equipment \$64 hrly Meetings - Regular & Special - hourly rate Initial Review \$ 10/SF minimum fee \$625 Plus \$.01/SF for every Review (minimum \$100) Plus \$.01/SF for every accessibility review (minimum \$100) Re-Submittal with major changes \$.05/SF Re-Submittal with minor changes \$.00	Commercial/Industrial Plan Review Fee \$80 an hour If travel is required a minimum of one hour will be charged.
Charges hourly rates with minimum fees for initial review fees and costs per sq sf.	New Construction: 75% of ICC's Plan Review Fee for New Construction. Includes accessibility reviews at NO extra expense. Minimum fee is \$375. Building Shell: Charged at 80% Remodeling: Same fee factors as new construction except the construction valuation shall be based on actual construction valuation reported to municipality instead of the factors shown on following chart:\$375 Min. Tenant Space: Same as New Construction. If prev. reviewed charged at 50%, fees for tenant review fees at same time as main bldg review are included in the review fee for the main bldg. Reviews of tenant fit-up in existing areas to be remodeled, the remodeling method of fee calc. prev stated shall be used. Min \$375 Fast Track Projects: Total Bldg code rev fee increased 10% Expedited Service: when requested charged at 150% of standard rate except for fire prot reviews, special rates apply. High Hazardous Occupancies (Group H): Add 25% to the building code review fee. Engineering Plan Review Fees: Each review for structural, mechanical, plumbing & electrical is 25% of Bldg Plan Rev Fee for new const. (min \$275). Hourly Eng fees are at \$105/hr. Base Rates are calculated as follows, plus 15% admin exp: Fire Protections System Plan Review Fees: Number of Alarm Devices Plan Review Cost 1 to 11 \$205		

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	12 to 45 \$315		
	46 to 75 \$435		
	76 to 100 \$545		
	101 to 125 \$655		
	126 to 150 \$765		
	Over 150 devices \$765+\$1.30/each device over 150		
	Automatic Sprinkler Systems		
	Number of Sprinklers Plan Review Cost		
	1 to 15 \$215		
	16 to 45 \$360		
	46 to 100 \$460		
	101 to 200 \$560		
	201 to 300 \$665		
	301 to 400 \$765		
	401 to 500 \$875		
	Over 500 \$875+\$0.80 for e/sprinkler over 500		
	Special Hazard Fire Suppression Systems		
	Number of Systems Plan Review Cost		
	1 \$230		
	2 \$325		
	Over 2 \$325+over \$100 for e/system over 2		
	Special Hazard Suppression System		
	Pounds or gallons of Supp Agent Plan Review Cost		
	1 to 50 \$230		
	51 to 100 \$360		
	101 to 200 \$400		
	201 to 300 \$450		
	301 to 400 \$500		
	401 to 500 \$550		
	501 to 750 \$600		
	751 to 1,000 \$650		
	Over 1,000 \$650+\$0.03 for/lb over 1,000		
	Bldg Plan Review Fee: Based on the estimated const. value calculated by the following equation: Construction Valuation equals Gross Area Times square feet construction cost factor (indicated below). For bldgs over \$3,000,000, the ICC Bldg Plan review fee is 0.0012 of the building valuation. For buildings valued over \$3,000,000 up to \$6,000,000 the fee is \$3,600 plus 0.0005 of the valuation over \$3,000,000. For buildings over \$6,000,000 the fee is \$5,100 plus 0.00035 of the valuation over \$6,000,000. Code Source's fee is 75% of the ICC Plan Review fee (\$375 min).		
How many re-reviews does the review fee cover?	One, additional reviews completed after one re-review will be billed out at our standard hourly rate. Additional information provided.	One re-review process is covered in the fee.	Will bill at the same hourly rate for all plan review services including subsequent reviews.
What responsibilities will the City of RH have in the review process?	Refer to proposal. 1) Copies of Reviews; 2) Payment to Code Source PC; 3) Building Official's Accountability; 4) Submittal Requirements.	Responsible for providing AEW with complete document set that indicates design criteria, for use in considering turnaround time. Rochester Hills will also be responsible for coordinating the re-submittal process to AEW.	The City shall in a timely manner provide all submitted data information, plans and specifications required by SAFEbuilt to perform the Scope of Services.
What are your billing procedures?	When review is completed, an invoice is included. Refer to proposal.	invoiced every 4-weeks (billing cycle) based on hourly charges to date. Payment due within 28-days of invoice date, after which time price differential charge of 1% per billing cycle (13% annually) will be added to the outstanding balance. There are no mileage expenses required. Travel time is portal to portal.	It is our standard practice to invoice monthly and our terms are Net 30. Our billing would include all supporting documentation as required by the City of RH.
Additional information/points not addressed:	None	As a firm engaged in designing many types of projects, we offer both technical review & practical approach to compliance.	
Hold Harmless provided?	Yes	Yes	Yes
W-9 provided?	Yes	Yes	Yes
Meet City's insurance Requirements?	Yes	Yes	Yes