

REQUEST FOR PROPOSALS FOR COMMERCIAL AND INDUSTRIAL PLAN REVIEW SERVICES - RFP-RH-13-062
PROPOSALS TABULATION

NAME ADDRESS	Code Source PC Grandville MI	SafeBuilt Troy MI	Code Enforcement Services Ann Arbor MI	Fire Safety Consultants, Inc. Elgin IL
Structural review	For new facilities or remodeling if new structure, altered or existing subj to higher structural loads. If new, structural review incl'd as part of bldg code review (extra fee); required structural calculations; review includes bldg code loads & structural studies & review of soils report; preparation of special inspections required under the code to be included in Stmt of Special Inspections	SafeBuilt will perform structural review where comfortable & qualified. If do not have qualifications or experience to perform review will facilitate structural review by MI registered structural engineer-to be approved by RH Building Official.		Available upon request. Partners w/ Stuart K. Jacobson Assoc, Northbrook, IL. Fees are dependent on size & complexity of project. Comments attached to FSCI review report
Average turnaround time for first review	Review to City & architect within 10 working days after drawings received	Multi-Family-10 working days; sm commercial-10 working days; lg commercial-15 working days		First review in 10 business days
Average turnaround time for re-review	5 to 10 working days Can provided expedited review	Multi-Family-5 working days; sm commercial-5 working days, lg commercial-10 working days		Re-reviews in 5 business days
Fee Schedule 2014/2015	Fees related to the ICC fee schedule. Fees are updated when ICC building valuation schedule changes twice a year. Fees adjustment to Building Department to current ICC building valuations schedule.	Commercial & Industrial Plan Review Services: 2014 - \$80/hr 2015 - \$82.40/hr Fees are all inclusive, all costs including labor, mileage, equipment & materials are included in hourly rate; SafeBuilt's fee schedule will remain unchanged for 2015 with no percentage increase Services are billed at a one hour minimum & billed in half hour increments		
Review Fee covers how many re-reviews	One. Added reviews billed at standard hourly rate. Using ICC building valuation tables, lump sum fees are based on size of building and building cost factor. Reviews beyond basic lump sum service are considered extra services and billed at standard hourly rates.	SafeBuilt will bill at same hourly rate for all plan review services including subsequent reviews		All plan reviews completed for one set fee per project discipline (except structural will get 1 re-review for initial fee)
Rochester Hills responsibilities in review process	Copies of Reviews to permit applicant. Payment to Code Source prior to permit issuance Accountability for providing submittal requirements Assurance that submittal is complete and accompanied by a work order	City shall in timely manner provide all submitted data information, plans & specifications required by SafeBuilt to perform the Scope of Services		RH needs to forward plans and specifications to FSCI in Elgin, IL
Billing Procedures	When review completed, invoice is included. Can email with hard copy mailed. Payment before issuance of permit.	Invoice monthly; net 30 days. Billing will include all supporting documentation as required by RH		FSCI invoices for plan review w/ return of first submittal (includes any structural plan review fees if applicable)
Hold Harmless	Yes	Yes		Yes
Insurance Requirements	Yes	Yes		Yes

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ADDRESS	Grandville MI	Troy MI	Ann Arbor MI	Elgin IL
COST PROPOSAL:				
	Building Plan Review:	Commercial & Industrial Plan Review Services:	Will develop a plan review fee arrangement to	Building Plan Review W/O Inspections:
	Based on est construction value: Const Value =	2014 - \$80/hr 2015 - \$82.40/hr	work in conjunction with the City's fee schedule	Up to 10,000 cf - \$307
	Gross Area x Sq Ft Const Cost Factor (table).	Fees are all inclusive, all costs including labor,	either on percentage or hourly basis.	10,001 - 30,000 cf - \$362
	Bldg Value to \$3,000,000-0.0012 of bldg value	mileage, equipment & materials are included in	Plan review and consultation services including	30,001 to 60,000 cf - \$407
	Bldg Value 3,000,000-6,000,000 fee is \$3600 plus	hourly rate; SafeBuilt's fee schedule will remain	site inspections would be at an hourly rate of	60,001 to 80,000 cf - \$462
	0.0005 of value over 3,000,000	unchanged for 2015 with no percentage increase	\$110/hr plus travel expenses. Site inspections and	80,001 to 100,000 cf - \$517
	Bldg Value over 6,000,000 fee is \$5100 plus	Services are billed at a one hour minimum & billed	attendance at meetings as requested by City would	100,001 to 150,000 cf - \$632
	0.00035 of value over 6,000,000	in half hour increments	be mutually agreeable time. Should City desire	150,001 - 200,000 cf - \$722
	New Construction minimum fee is \$375		expedited plan review services, hourly rate for said	Over 200,000 cf - \$722 + \$1.95/10,000 cf
	Bldg Shell-bldg fee is charged at 80%		services would be \$150 per hour	Each Discipline (Mech, Plumbing, Ecltrical,
	Remodeling - minimum fee is \$375			Special Ues, Accessibility, Energy) same fees.
	Tenant Space - minimum fee is \$375			One set fee for plan review, all additional reviews
	Fast Track Projects -10% increase for each additional			are performed for no additional charge.
	review necessary for fast track construction			Complimentary telephone consulting on projects
	Expedited Service-150% of standard rate			being reviewed.
	High Hazardous Occupancies (Grp H) add 25% to			
	bldg code review fee			
	Review for structural, mechanical, plumbing,			
	electrical and energy conservation is 25% of			
	Code Source's Bldg Plan Review Fee for new			
	construction (min \$275). Hourly engineering			
	fees \$105/hr			
	Code Source Review - 2nd review no additional			
	charge, 3rd and later reviews at hourly rate of			
	\$95/hr.			