

Pre-Bid RFI Responses

REDFORD THEATRE GSI PARKING LOT BIORETENTION DESIGN & CONSTRUCTION RFP

Bid Date: September 4, 2026 by 5:00 PM EST

Questions received:

1. The RFP release earlier this year listed both site [RFP - Design and Installation of Green Stormwater Infrastructure - Friends of the Rouge](#). Did the Bethany sites get constructed? Was there a reason for reissuing Redford under a second RFP?

Answer: The intent is to issue a separate RFP for each site within this grant. The Bethany Lutheran site was not constructed. This RFP is specifically for the Redford site.

2. I understand you want a team that will complete design and construction - will you enter into separate contracts with the two firms or will the design firm need to be a subcontractor to the construction firm (or vice versa).

Answer: Friends of the Rouge intends to issue one contract for the design and construction of this site. The winning bid may include subcontractors at the bidder's discretion. However, obligations for completion of the work will fall on the primary contractor to comply with as stated in the contract between Friends of the Rouge and the bidder.

3. Do you have an allocated construction budget for the work? I want to identify a reputable contractor that is capable of performing the construction work to meet your grant constraints. I've emailed two contractors about this opportunity.

Answer: Based on prior experience, a rough order of magnitude budget for the design and construction of a project of this scale would be between \$130,000 and \$140,000. Proposals will be evaluated on a number of metrics as detailed in the RFP, of which price will be a factor but will not be the sole determinant of award.

4. The excavation floor/gravel depth on DWSD GI projects is frequently a 48" cross-section for clayey sites. Can you confirm this BMP should be designed/estimated for construction at an 18" working depth as shown?

Answer: The reference documents from OHM are provided for information purposes only. All measurements and calculations should be verified in field. Designs should reflect community input while meeting the metrics outlined in the RFP.

5. Do you have an anticipated approach on tapping the street's drain structure?

Answer: Any connections to municipal infrastructure are the responsibility of the contractor to manage in line with applicable building codes and ordinances.

6. Have any soil borings or infiltration testing been completed?

Answer: No soil boring or infiltration testing has been done. The engineering firm (OHM) estimated the infiltration rate from a NRCS Soil Survey Map.

7. Do you need a full topo survey by licensed surveyor for base maps? I would think a GPS based survey and matching grades would suffice but please confirm.

Answer: The ultimate design and construction should follow Michigan's Nonpoint Source Program Guidance for Best Management Practices and Engineering Review. A link to this document is provided in the bid documents. The document also includes a checklist for engineered site plan design package requirements: <https://www.michigan.gov/egle/-/media/Project/Websites/egle/Documents/Forms/WRD/NPS/EQP9305-Admin-Complete-Engineered-Site-Plan-Design-Package-Req-Checklist.pdf>

8. Is the contractor expected to participate in the community engagement activities?

Answer: Yes, the winning team is expected to participate in community engagement activities. Two community meetings will be held, delivering the same content to accommodate a larger audience. Friends of the Rouge will plan and facilitate the community input sessions.

9. Is there a need to coordinate with DWSD or other utilities on a customized utility survey/investigation or has FOTR already completed the pre-construction coordination?

Answer: It is the responsibility of the contractor to coordinate with DWSD and any other applicable utilities to locate and identify applicable utility interferences or requirements.

10. Assuming no geotech exists, what's the change request procedure if excavation discovers unexpected infrastructure/impediments? Does the contract have assumptions of time/materials to coordinate inspection, and field change/resolution options based on findings?

Answer: Please provide unit pricing within your proposal for additional services. In the event of unanticipated site conditions, Friends of the Rouge will work with the contractor to identify solutions on a time and materials basis. Any and all change orders must be approved by Friends of the Rouge in writing prior to commencement of additional work.