

Friends of the **ROUGE**





REDFORD THEATRE GSI PARKING LOT BIORETENTION DESIGN & CONSTRUCTION

REQUEST FOR PROPOSAL

REDFORD THEATRE GSI PARKING LOT BIORETENTION DESIGN & CONSTRUCTION

PROJECT TEAM

OWNER

FRIENDS OF THE ROUGE

650 CHURCH ST, SUITE 209, PLYMOUTH, MI 48170

SITE

REDFORD THEATRE

17360 LASHER ROAD, DETROIT 48219



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BID INSTRUCTIONS

Friends of the Rouge (Owner) is seeking Design & Construction Services proposals for the upcoming Redford Theatre Green Stormwater Infrastructure (GSI) Parking Lot Design & Construction project. Detroit based businesses are strongly encouraged to respond. Preference will be given to responses that include City of Detroit and Wayne County based contractors, subcontractors, and suppliers.

1. **Bid Date:** Bids are due on September 4, 2026 at 5:00PM eastern time.
2. **Submission Instructions**
 - a. Submit bids via email to:
 - Cyndi Ross, cross@therouge.org
 - Matt Connors, mconnors@therouge.org
 - b. Reference documents are provided for reference only, all calculations and measurements must be verified.
3. **Pre-Bid RFIs:** Please send all pre-bid RFIs via email to Cyndi Ross and Matt Connors. The deadline for RFIs is 5PM on August 27, 2026.
4. **Pre-Bid Subcontractor Job Walks:** You may schedule subcontractor job walks as you need.
5. **Bid Opening:** Bids will be opened privately, the results of which may or may not be disclosed at the Owner's sole discretion and with no liability to the bidders.
6. **Award & Selection Criteria:** Bids will be evaluated based on price, relevant work experience, and the proposed project team. An additional criterion is the degree to which the GC accepts the language of the Owner's contract. The Owner is not obligated to accept the lowest or any other bid. The Owner reserves the right to reject any and all bids and to waive any informality in the Proposals. The Owner reserves the right to conduct interviews to review the submitted bid packages and meet proposed team members prior to making a final decision.
7. **Substitutions and "or equal" items:** Bidders shall provide bids based on the materials and equipment specified or described in the bid documents (i.e. per plans and specs). However, if you feel that there is an equal substitute for a selected product, you are

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welcome to provide a recommendation of voluntary alternates in your bid proposal. All substitute and "or equal" items will be reviewed by the Owner and taken into consideration prior to contract award.

PROJECT DESCRIPTION

The project scope includes but is not limited to design and install a single bioretention practice at the Redford Theatre, a historic structure and community gathering place in Detroit's Old Redford Neighborhood. This practice will be designed to capture the pre-post settlement runoff difference for a 2-year, 24-hour storm event, resulting in a stormwater capture volume of up to 25,000 gallons per storm event. This will yield an estimated annual volume capture of 500,000 gallons each year. The existing parking lot will be regraded to route stormwater to the practice as part of a planned parking lot retrofit. An overflow structure will be installed and perforated underdrains used to ensure adequate capacity and promote infiltration under variable local soil conditions. Where possible, projects will be designed to the required basis of design for EGLE Nonpoint Source Program grants, in order to optimize impact on CSO reduction and water quality benefits.

Background: Combined Sewer Overflows (CSO) are a persistent environmental and public health challenge in the City of Detroit. During wet weather events, lack of capacity in the city's combined sanitary and storm sewer system can lead to discharge of untreated or partially treated sanitary sewage to local waterbodies, where it contributes to ongoing water quality impairments in the Detroit and Rouge Rivers. Untreated CSOs represent a significant public health concern due to the loading of pollutants - such as fecal coliforms, E. coli, nutrients, and suspended solids - to surface waterbodies. These pollutants also have detrimental impacts on the aquatic ecosystem by decreasing dissolved oxygen and contributing to downstream eutrophication issues. Furthermore, CSOs create aesthetic impairments in waterbodies from discoloration, unpleasant smells, and the presence of sanitary debris. In Southeast Michigan, these impairments have a disproportionate impact on low-income communities and communities of color, due to the location of CSO outfalls in proximity to these communities and a historical lack of investment toward addressing CSO issues in low-income areas. These impacts are compounded by an increase in the number of large storm events, which often trigger CSOs, as a result of climate change.

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This project will directly address these issues by implementing GSI Best Management Practices (BMPs) in priority areas for managing CSOs in the City of Detroit on several properties of community-based organizations. Designs for these projects will leverage site concepts created through the City of Detroit's Capital Partnership Program, which developed customized stormwater management plans to generate stormwater credits for site owners via the implementation of GSI. Friends of the Rouge (FOTR), who has an extensive profile of green infrastructure work in Detroit and has previously been engaged in helping property owners at these sites implement GSI practices, will work with Department of Environment, Great Lakes, and Energy (EGLE) Nonpoint Source (NPS) Program staff to provide overall project coordination, including communication with local partners, selection of contractors, and planning/coordination for community and volunteer events. They will also be responsible for developing the planting plans and species lists for bioretention BMPs and short-term maintenance activities. Long term maintenance (outside of grant scope) will be performed by site property owners, in accordance with maintenance plans developed during the project. Engineering designs and construction services will be provided by contractors chosen through a competitive bid process.

The overall goal of this project is to reduce flow to the combined sewer and subsequently improve water quality through the implementation of GSI. FOTR will implement GSI BMPs at 3 project sites in the City of Detroit, including 6 bioretention areas, 1 permeable paver system, and pavement removal in contributing areas. These projects will be located in high-priority areas for GSI implementation to support CSO reduction activities. Where possible, projects will be designed to the required basis of design for EGLE Nonpoint Source Program grants, in order to optimize impact on CSO reduction and water quality benefits. This RFP deals with one of these sites.

Scope of Work:

The **selected consultant or firm** will:

- Create a full set of engineering design documents for pavement removal and bioretention practice installation at the Redford Theatre in Detroit, Michigan.
- Participate in 2 community input sessions at the Redford Theatre and incorporate the input into the final designs.
- Obtain all required permits for project activities. Local permits may be required for projects that involve modification or use of existing infrastructure in design.

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- Procure material for the construction of the bioretention practice (excluding the native plant material).
- Construct GSI bioretention practice according to the approved plans.

A. Design Services

- Participate in 2 community input sessions at Redford Theatre and incorporate the input into the design.
- Complete engineering designs (construction documents) for pavement removal and bioretention installation at the Redford Theatre. BMPs include asphalt removal and implementation of a single bioretention basin in the northeast end of the parking lot. The practice area will receive rainwater from approximately 28,818 sq. ft. of impervious area. Reference documents provided in the appendix. See "Practice 1".
- The project will be designed to the required basis of design for EGLE Nonpoint Source Program grants, in order to optimize impact on CSO reduction and water quality benefits. EGLE review and approval is required. EGLE requires 9 weeks to review projects.

B. Construction

- Construct GSI bioretention at the Redford Theatre according to approved plans.
- Construction to be completed by May 28, 2027 to allow for volunteer planting workdays to be held in June 2027.

Friends of the Rouge will:

- Plan and facilitate the community input sessions.
- Oversee the design and construction contract.
- Create the planting plan and species list.
- Submit the construction documents for EGLE review. **Note: EGLE requires a nine week review period to review and approve the construction/engineering documents.**
- Procure plant material.

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- Plant the prepared bioretention areas with volunteers from the community.

PROJECT SCHEDULE

Project work should begin September 12, 2026 and wrap up June 10, 2027.

TASK	DATE
RFP Issued	Aug 21, 2026
Pre-Bid RFIs Due	Aug 27, 2026
Pre-Bid RFI Responses Due to Bidders	Aug 31, 2026
Bid Due Date	Sept 4, 2026
Bid Review and Interviews	Sept 9, 2026
Award	Sept 11, 2026
Design complete	Dec 18, 2026
Construction complete	May 28, 2027
Closeout	June 10, 2027

SITE INFORMATION

Site Logistics: Bidder should provide a site-specific logistics plan

Site Investigation: Site investigation visits do not need to be scheduled. Bidders wishing to visit the site may do so at their convenience. If the parking lot is busy, the site may be accessed from Orchard Street or Greydale Street.

It is the responsibility of each bidder before submitting a bid to:

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1. Examine and carefully study the bidding documents, including any Addenda and any other related documents.
2. Visit the site and become familiar with and satisfy the bidder to the general, local, and site conditions that may affect cost, progress, and performance of work. Any failure by the bidder to acquaint themselves with the available information will not relieve them from the responsibility for estimating properly the cost of successfully providing the work required.
3. Become familiar with and satisfy the bidder as to all federal, state, and local laws and regulations that may affect cost, progress, or performance of the work.
4. Carefully study all reports or explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to the existing surface or subsurface structures at the site.
5. Bidders must notify the Owner at the time of submitting the bid if they feel that further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of their price within the terms and conditions of the bidding documents.

BID SPECIFICS

All bidders shall pay special attention to the items listed below for preparation of their bid. All bidders shall provide pricing per the plans and specifications. The items listed below are done so only to emphasize the requirements in the scope of work when preparing the bids and are not intended to be an "all inclusive" list.

1. **Owner Purchased Items:** Please see attached *Exhibit A* for the list of Owner Supplied Pre-Purchase Items. The contractor is responsible for coordinating pickup, delivery, and installation of these items.
2. **Procurement of Materials and Fixtures:** Contractor shall coordinate the purchase of all materials and additional fixtures over \$5,000 with Friends of the Rouge so that Friends of the Rouge may, at their discretion, purchase said materials and fixtures directly to capitalize on their tax-exempt status.

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3. **Insurance:** The contractor and all subcontractors shall be responsible for carrying insurance as noted in *Exhibit B*.
4. **Bonding:** Contractor is responsible for providing a Payment and Performance Bond.
5. **Pricing:** Pricing must be guaranteed by the contractor for 90 days.
6. **Permits:** The contractor will pay for permits and be reimbursed by the Owner. This reimbursement will be a separate reimbursable invoice and not be a change order to the contract.
7. **Project Sign:** Owner will provide educational signage to be installed at the site at time of construction.
8. **Reports:** The contractor is responsible for the following reports:
 - a. Project Schedule: Updated and submitted monthly via email with pay application
 - b. Monthly Reports: The Contractor will be responsible for submitting to the Owner a monthly report consisting of overall project status, cost status, shop drawing/submittal status, quality control/inspections status, RFI status, substitutions status, procurement status, and safety status.
 - c. Submittal Logs: The selected Contractor must prepare and present a comprehensive schedule of anticipated submittals at the start of the project. This schedule must be in alignment with the Construction Schedule. Additionally, it is imperative that the Contractor actively tracks and records actual dates of each phase of work, comparing them against the scheduled dates.
9. **Sustainability:** The Contractor will be responsible for maintaining records on the waste streams from the project. The Contractor shall submit a sustainability plan with their bid proposal.
10. **Protection of Existing Finishes:** The Contractor is responsible for protecting any existing finishes, site amenities, sidewalks, road, etc. If damaged during construction, the Contractor shall restore to equal or better condition.
11. **Parking:** Contractor is responsible for a parking plan.

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- 12. Laydown Area and Deliveries:** Bidders shall provide in their Site Logistics Plan. All activities must be contained within the project boundaries.
- 13. Construction Site Security:** Bidders shall be responsible for their own construction site security. The Owner will not be responsible for the security of the construction site during construction.
- 14. Security Identification:** All construction personnel working on the project will be required to always wear contractor or subcontractor shirts when on site.

BID DOCUMENTS

All documents can be [downloaded here](#): Reference documents and metrics are provided for reference only. Selected contractor to verify all calculations and measurements.

SELECTION CRITERIA

Minimum Qualifications: Vendors must meet the following minimum requirements to bid on this opportunity:

1. Bidder must be qualified to conduct business in Southeast Michigan
2. Bidder must not have been debarred or banned by federal, state, or local government
3. Bidder should have a minimum of 2 years of experience in providing the requested products or services
4. Bidder should retain valid licensure (as applicable) for the duration of the project

Evaluation Criteria: Proposals will be evaluated based on the following criteria:

EVALUATION CRITERIA	% ALLOCATION
Experience designing GSI Bioretention/Rain Garden projects The Contractor has successfully designed rain garden projects similar in size and scale to this project in the past.	20%

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The Contractor has the ability to calculate pre and post construction volume metrics for the site/rain garden	
Familiarity with EGLE/EPA/GLRI requirements for GSI Design and Design Review - The Contractor will design to the required basis of design for EGLE Nonpoint Source Program grants, in order to optimize impact on CSO reduction and water quality benefits - EGLE review and approval is required. EGLE requires 9 weeks to review projects.	15%
Experience installing GSI Stormwater Management Projects The Contractor has successfully constructed bioretention/rain garden projects similar in size and scale to this project	20%
Cost Effective Friends of the Rouge is not obligated to accept the lowest or any other bid. FOTR reserves the right to reject any and all bids and to waive any informality in the Proposals.	15%
Meets Timelines and Grant Reporting Requirements The Contractor has a proven history of successfully completing projects on time	15%
Completeness of Proposal All components of the proposal have been provided and outcomes are clear.	15%

ADDITIONAL QUESTIONS

For any questions or further clarifications regarding this RFP, please contact:

Cyndi Ross, Restoration Manager
cross@therouge.org
(734) 927-4905



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Exhibit A:

Owner Pre-Purchased Materials and Fixtures

Not applicable for this project.

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Exhibit B:

Insurance Requirements

GC shall carry Commercial General Liability (CGL) of at least \$ 1 million per occurrence/ \$2 million per aggregate to cover property damage or bodily injury. GC shall maintain statutory Workers' Compensation.

Coverage, whether written on an occurrence or claims-made basis, shall be maintained without interruption from date of commencement of the GC's Work until date of final payment and termination of any coverage required to be maintained after final payment to the GC.