



NOTICE TO CONSULTANTS REQUEST FOR PROPOSAL (RFP) Construction Management Services

Maurice Spear Campus Juvenile Youth Facility Construction and Remodel

Lenawee County hereinafter (The County) seeks to obtain requests for proposals for Construction Management services for Maurice Spear Campus located at 2910 Airport Road Adrian, MI 49221 herein after (The Campus). This facility has 2 components to treat and house Court involved youth.

History: Maurice Spear Campus (MSC) is a 66-bed, County-operated detention and treatment facility located on 35 acres. The complex has five buildings: a secure detention, residential treatment center (Open Unit), school, gymnasium, and chapel

PROJECT OVERVIEW

This project involves the construction of two (2) additional wings containing 10 secure rooms each to the secure Detention area, and create a centralized industrial kitchen designed to produce thousands of meals per day for diverse populations. This project will also work to connect the detention (secure) facility with the treatment (unsecured) facility by means of the kitchen and secure hallways and doors. The attached documents represent the current design status of this project. The construction delivery approach for this facility is envisioned to be assigned to a Construction Manager that will be selected to participate as a full team member with the Owner and the Architect/Engineer.

It is important to understand that while the timeline for the use of this facility is short, all involved are committed to very high standards for quality. We expect that the Construction Manager will bring to the project similar expectations for quality. We expect that the final construction documents will be completed by AbonmarcheByce & Associates, Inc. in a timely manner. The Construction Manager's input during the Construction Documents phases will be essential to the success of this project. We, therefore, expect that the successful Construction Manager will be a collaborative team player who will add an unquestioned commitment to quality and value as well as specialized experience in managing the building process in terms of cost and time.

General Description of the Scope of Work

The Construction Manager selected will begin pre-construction services immediately. Scheduling and budget control will be a joint effort of The Owner, the Architect / Engineer, and the Construction Manager.

Please refer to the Design Drawings.

INSTRUCTIONS TO CONSULTANTS

The proposed schedule indicates that the County plans to commence site preparation work fourth quarter of 2023, with construction occurring in calendar years 2024-2025.

All Consultants shall submit all information requested herein in the proposal document in its entirety, in order for the proposal to be deemed responsive. Failure to do so may result in the proposal being declared non-responsive and rejected.

Submission Requirements

The proposal documents shall be submitted electronically via email in Portable Document Format (.pdf)

Send documents to:

Lenawee County
Attn. Shannon C. Elliott, Deputy Administrator
RE: Engineering MSC Architectural Services
Administrators Office
Shannon.Elliott@lenawee.mi.us

Any questions must be in writing and submitted by e-mail to:

Deputy Administrator
Lenawee County
Shannon.elliott@lenawee.mi.us

Anticipated Contract Award Schedule

DATE OF REQUEST: November 9, 2023

Non-Mandatory Walk Through: November 20, 2023 – 1:00pm

PROPOSAL DUE DATE: November 30, 2023 no later than 4:pm

NEGOTIATIONS/DISCUSSIONS: December 1 – December 7, 2023

INTERVIEWS: December 8, 2023 10:00 am – 1:00pm

CONTRACT AWARD: December 14, 2023

Award of Contract / Rejection of Proposals

The contract will be awarded to the firm that provides a proposal that is most responsive to meeting both the needs of the Project and Lenawee County as determined by

Lenawee County

The County reserves the right to reject any and all statements and to waive any irregularity in statements received whenever such rejection or waiver is in the best interest of the County. The firm to whom the award is made will be notified at the earliest possible date. All firms submitting statements will be notified when the award is made.

EVALUATION CRITERIA

Evaluation will be based on the following criteria:

Responsiveness

The extent to which the response meets the requirements of the solicitation and the extent to which the respondent is likely to be able to achieve the desired results, including:

All proposals received shall be subject to an evaluation by representatives of Lenawee County. The following factors will be considered in making the final selection:

Understanding of the Project and Challenges

Will be based upon the understanding exhibited by the firm in statements of work presented in the proposal.

Method of Approach

Will be based upon the technical soundness of the firm's stated approach to the project, the comprehensiveness of the proposed work tasks, the techniques to be used and the products to be delivered.

All proposals received shall be subject to an evaluation by representatives of Lenawee County.

The following factors will be considered in making the final selection:

Proposed Fees

Will be based upon the firm's cost proposal. The Respondents shall complete and submit a Cost Proposal Form for the services as outlined in this RFP.

Experience

Will be based upon the applicable experience of the firm and key team members with similar types of projects within the recent past.

CONTENTS OF PROPOSAL

As a minimum, each RFP proposal shall include the following in your response:

- Company Overview/History
- Contractor's Qualification Statement
- Basis of Compensation
- Relevant Project Experience
- Approach to Scheduling and Budget Estimating/Management
- References
- Preliminary Construction Manager's Construction Cost Estimate

Contractors Qualification Statement

1. **Bonding:** The Contractor shall submit with this Statement evidence of bonding capacity and the ability to secure and post a Labor and Materials Payment Bond and Performance Bond including bonding for all subcontractors, each in the amount of 100% of the Contract Sum. Such bonds shall be obtained from a provider licensed and approved by the Insurance Bureau of the State of Michigan and be rated by Best Key Rating Guide, current edition, at not lower than an A rating.

Bonding for the project is not required, but assuming work is contracted to you, what do you estimate the cost of such bonds will be \$

Indicate bonding company and evidence of commitment.

2. How would your company run the project?
 - a. Management systems
 - i. Name and type of estimating software:
 - ii. Name and type of scheduling software:
 - iii. Name and type of accounting system:
 - b. Who will have principal day-to-day control of the project and have full contractual relationship with the Owner and its representatives?

Name:		
Title:		
Tenure in Firm:		Years
Resume (Attach)		
Per Hour (Attach)		

- c. Bi-weekly progress and planning meetings are anticipated to be held on site. Attendance by the principal representative of the Construction Manager will be expected as well as key members of the Design Team and other contractors and subcontractors. How do you recommend such meetings be run and by whom?
- d. Who will be the full-time on-site job superintendent?

Name:		
Title:		
Tenure in Firm:		Years
Resume (Attach)		
Per Hour Billing Rate:		

- 3. What unique contributions can you add to the project that will achieve a very high-quality project in a short time at a reasonable cost? (Use additional sheet as necessary.)

- 4. Please list at least five (5) projects, similar in nature and scope to this project that have been completed by your company. Indicate contact person and telephone number. (Use additional sheet as necessary.)

- 5. Are there any other comments you would like to make that would be relevant to your selection as the Construction Manager for this project?

BASIS OF COMPENSATION

Compensation

Fees: While fees alone will not be the single determining factor in the selection of the Construction Manager for this project, it is important to understand what fees will be charged and on what basis charges will be made. We propose to use AIA Document A133-2019 Standard Form of Agreement Between Owner and Construction Manager (2019) (Cost of the Work Plus a Fee with GM Max) Construction budget of \$16 million. Because the construction documents are not yet completed and because the completion of those documents will require some preconstruction services, we request that you supply the following information:

1. **Pre-Construction Construction Manager's Services:** This is intended to be a collaborative, problem solving process, which will include the Project Team made up of Owner, Architect/Engineers, Construction Manager and may include various sub-contractors, vendors and suppliers. At a minimum the following shall be provided.
 - a. Construction Cost Estimate based on Design Development Documents.
 - b. Design Development round of collaborative Value Engineering
 - c. Construction Cost Estimate based on 80% Construction Documents.
 - d. Construction Documents and a round of collaborative Value Engineering
 - e. Pre-Construction consulting services, cost, schedule, means, methods, phases, and sequences.
 - f. Detailed Project Construction Schedule.

Lump Sum

Overhead & Profit Fee: _____ \$ _____

2. **On-site Management & General Conditions:** Please submit an estimated lump sum cost for any anticipated on-site construction management, construction supervision and supporting items, which may include but not be limited to.
 - a. On-site/Temporary facilities & infrastructure
 - b. On-site Management, supervision, and support staff including Project Manager, Project Superintendent, Projects Engineers, including expenses
 - c. On-site job office trailer(s), equipment, supplies
 - d. On-site telecommunication, phone, internet
 - e. On-site storage trailers and containers units.
 - f. Temporary sanitary facilities
 - g. Project job site signs

- h. Temporary protection and security
- i. Temporary utilities
- j. Construction staking & materials testing
- k. Project refuse dumpsters, hauling & disposal

Lump Sum On-site
Supervision/Administrative Costs: _____ \$ _____

3. **Construction Manager's Fee:** Please provide a lump sum fee to provide all project related overhead and profit, including office project management and administration for the project. Refer to AIA Document A133, Article 6.

Lump Sum
Construction Manager's Fee: _____ \$ _____

4. **Changes in the Work:** Please stipulated Construction Manager's Proposal fee or approved Change Order. Refer to AIA Document A133, Article 6.3. Percentage of cost of construction.

Construction Manager's
Fee on Change Orders: _____ % _____

Terms

1. Please refer to AIA Document A133
2. It is intended that Construction commencing in _____ 20____ with substantial completion by _____, 20_____.

Selection Process

The process for the evaluation of proposals and selection is as follows:

1. County reviews and evaluates all proposals submitted to confirm compliance with the proposal requirements and possibly to determine a shortlist of firms for further consideration.
2. County may contact certain firms to request clarification(s) and/or additional information necessary to properly evaluate the proposals.
3. County may request oral presentations/interviews with selected firms. Format, length, and schedule of oral presentations/interviews will be determined by the County.

4. County will conduct a final evaluation and rank the Respondents' proposals. County reserves the right to consider, accept or reject any proposal for any or no reason.

Specific Project Information

If the RFP is revised before the due date for Proposals, the County shall endeavor to provide such addenda to all prospective Offerors that were sent this RFP or are otherwise known by the County to have obtained this RFP.

Acknowledgment of the receipt of all addenda to this RFP issued before the Proposal due date shall be included in the Transmittal Letter accompanying the Offeror's Technical Proposal.

Addenda made after the due date for Proposals will be sent only to those Offerors that remain under award consideration as of the issuance date of the addenda.

Acknowledgment of the receipt of addenda to the RFP issued after the Proposal due date shall be in the manner specified in the addendum notice.

Failure to acknowledge receipt of an addendum does not relieve the Offeror from complying with the terms, additions, deletions, or corrections outlined in the addendum.

APPENDICES

Appendix A.....Maurice Spear Campus Buildings

Appendix B.....Maurice Spear Campus Map

Appendix CA110 Proposed overall First Floor Plan

Appendix D.....A210 Proposed First Floor Plan

Appendix C.....COO1 Proposed Site Plan

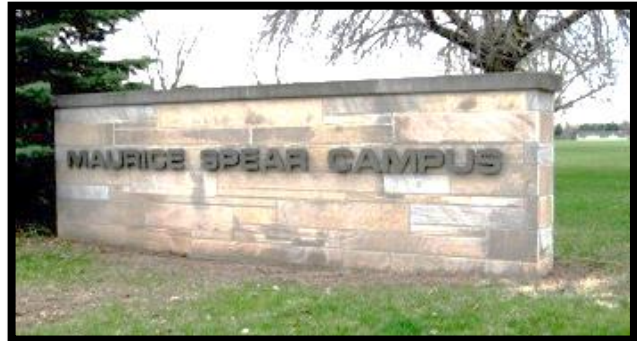
Appendix A. Buildings & Grounds

MAURICE SPEAR CAMPUS

2910 Airport Road

Adrian, MI 49221

Summary: The Lenawee Youth Center opened in 1962 and was renamed in honor of Probate Judge Maurice Spear in 1970.



The Maurice Spear Campus (MSC) is a 66-bed, County-operated detention and treatment facility located on 35 acres. The complex has five buildings: a secure detention, residential treatment center (Open Unit), school, gymnasium, and chapel.

ADMINISTRATION / TREATMENT CENTER



Summary: Built in 1962. Administrative business offices, the Residential Treatment center, or the Open Unit (non-secure supervision), dining hall and main campus kitchen are located on the main floor.

There is a small recreational room for the boys' open unit, the committee room, laundry room, boiler room, and storage rooms in the basement.

MSC SCHOOL

Summary: The open unit treatment school was built in 1964 and offers high school academic credits. There are several classrooms, a computer lab, library, common study area, science lab, and math/economics lab.



The building and grounds maintenance department is attached to the west end of building.

MSC DETENTION



Summary: The detention center was built in 1968 and provides secure residential detention services for boys and girls awaiting a court decision on residential treatment programs for youth adjudicated for criminal offenses. The building has two classrooms, a private probate courtroom, library

room, and small kitchen and dining room. The detention center may house up to 20 males and 6 females.

MSC GYM

Summary: The gym was added in 1971 to provide a place for indoor physical activities and wellness program. An outdoor basketball court was added to the building in 2016.

There is a baseball diamond with pavilion, and a volleyball court on the campus.



MSC CHAPEL



Summary: The chapel was built in 1970 and offers non-denominational services.

All open unit youth may participate in the choir or a campus performance /entertainment program such as the Drum Corp or a play.

MSC OUTBUILDINGS



Summary: There are a few outbuildings including a pavilion, shed, and this garage; which is the oldest building on the property.

Appendix B Maurice Spear Campus Map

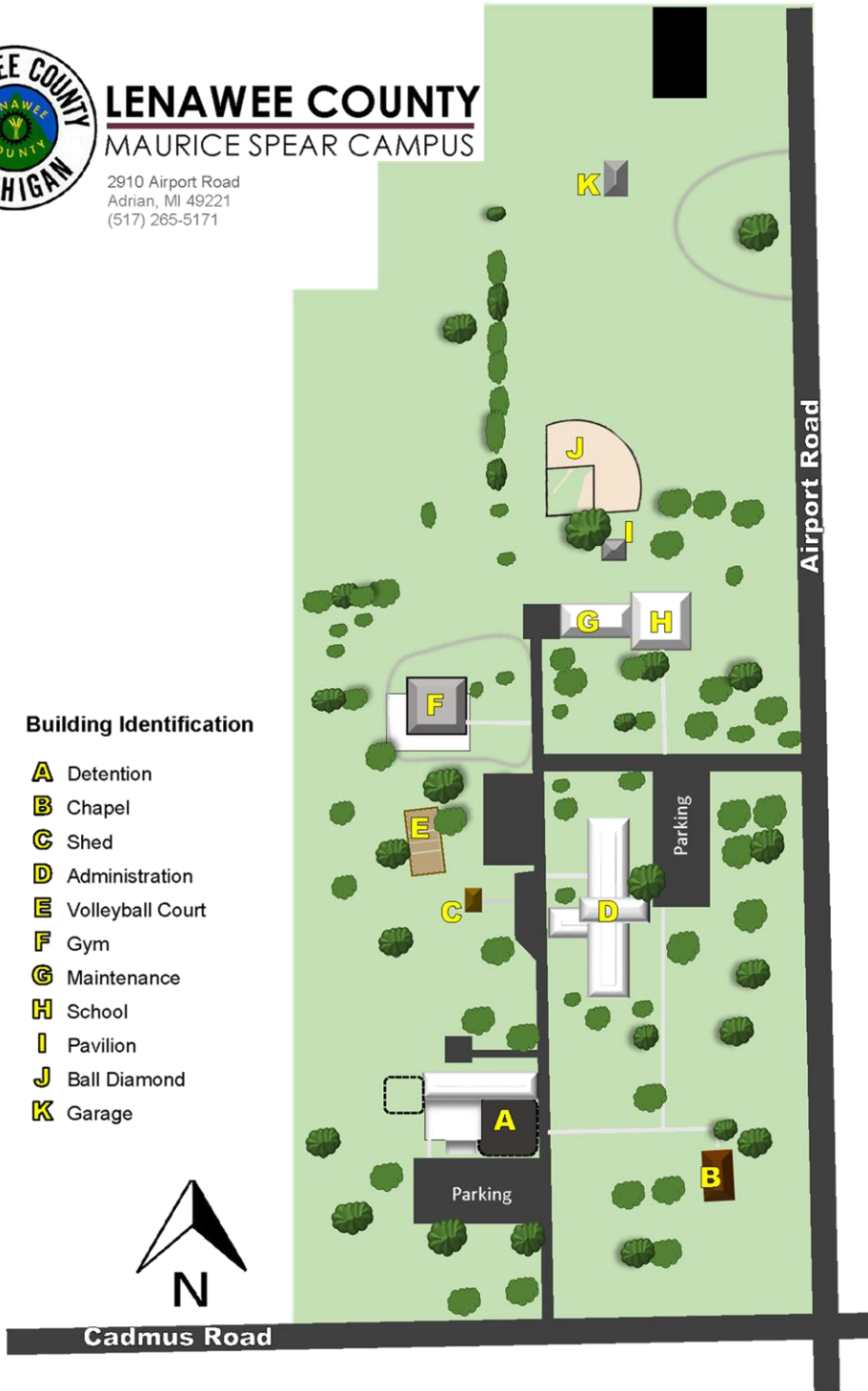


LENAWEE COUNTY MAURICE SPEAR CAMPUS

2910 Airport Road
Adrian, MI 49221
(517) 265-5171

Building Identification

- A** Detention
- B** Chapel
- C** Shed
- D** Administration
- E** Volleyball Court
- F** Gym
- G** Maintenance
- H** School
- I** Pavilion
- J** Ball Diamond
- K** Garage



Attachment C - A110 Proposed Overall First Floor Plan



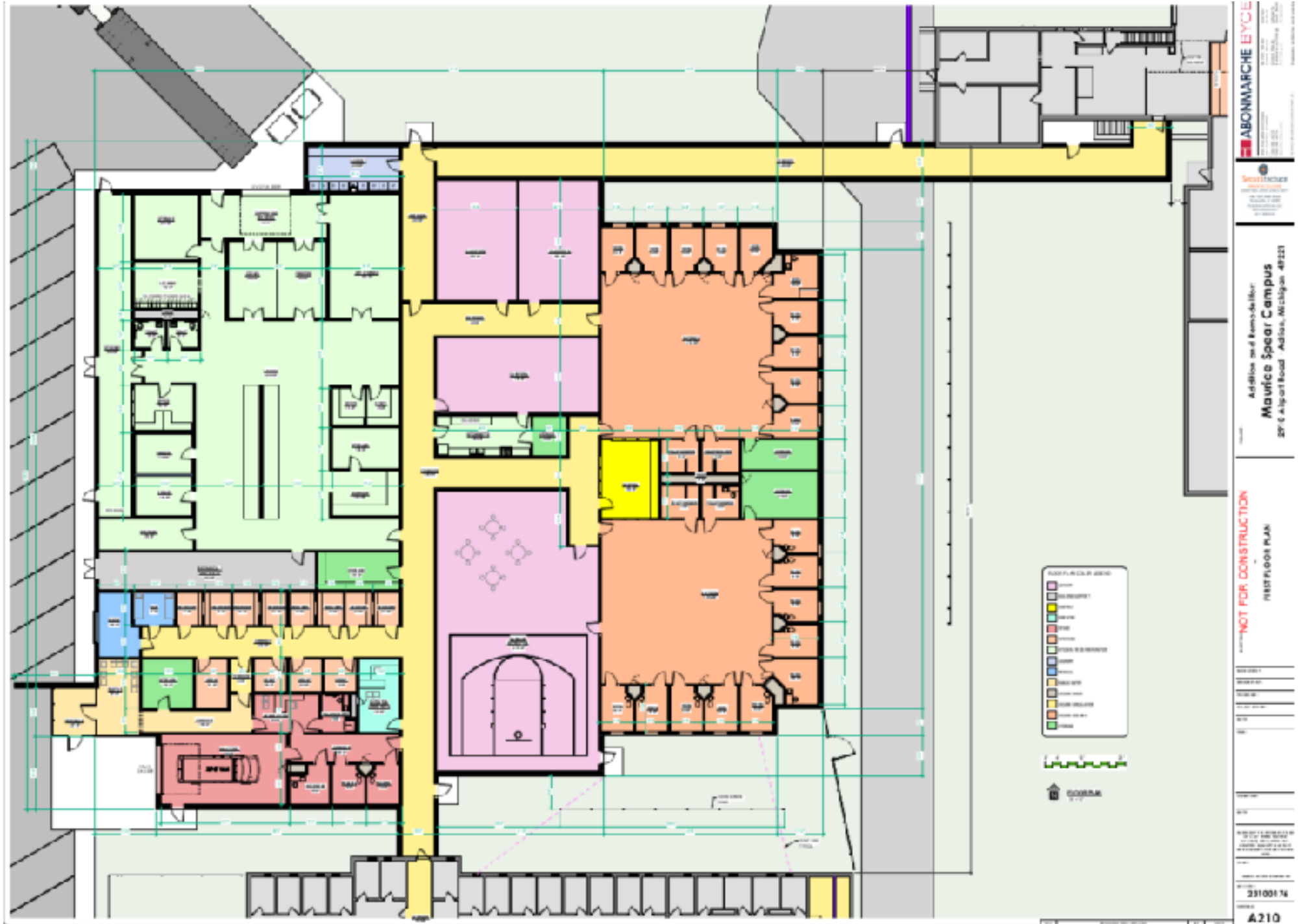
ABONMARCHÉ BYCE
 ARCHITECTS
 2110 ALBERT ROAD, SUITE 100
 ADLON, MICHIGAN 49221
 TEL: 517.781.1111
 FAX: 517.781.1112
 WWW.ABONMARCHEBYCE.COM

**ADDITION AND REMODEL FOR:
 MAURICE SPEAR CAMPUS**
 2110 ALBERT ROAD · ADLON, MICHIGAN 49221

NOT FOR CONSTRUCTION
 OVERALL FIRST FLOOR PLAN

DATE: 11/15/2023
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 23100176
 SHEET NO: A110

Attachment D – A210 Proposed First Floor Plan



ABONMACHE EYCE
 ARCHITECTS
 1000 N. ZEEB RD.
 ANN ARBOR, MI 48106
 TEL: 734.769.1000
 FAX: 734.769.1001
 WWW.ABONMACHEEYCE.COM

MAURICE SPEAR CAMPUS
 Addition to 4th Remodeled
 237 E Airport Road - Adrian, Michigan 49221

NOT FOR CONSTRUCTION

RESTROOM PLAN

DATE: 11/11/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: 23100174

