

PROJECT STATEMENT

STATE OF MICHIGAN
DEPARTMENT OF TECHNOLOGY, MANAGEMENT AND BUDGET
State Facilities Administration
Design and Construction Division
3111 West St. Joseph
Street
Lansing, Michigan 48909

FILE NUMBER 591/26186.MNB	PROPOSAL DUE DATE Thursday, June 4, 2026, at 2:00 p.m., EASTERN
CLIENT AGENCY Michigan Department of Transportation (MDOT)	
PROJECT NAME AND LOCATION Detroit Maintenance Garage – Roof Replacement (Metro Region)	
PROJECT ADDRESS (if applicable) 1500 E. Ferry Street, Detroit, MI 48211	
CLIENT AGENCY CONTACT Val Woodruff	TELEPHONE NUMBER 517.204.2809
DTMB - DCD PROJECT DIRECTOR Chris Bahjet	TELEPHONE NUMBER 517.749.7519

WALK-THROUGH INSPECTION DATE, TIME, AND LOCATION:

MANDATORY Pre-Proposal Meeting 10:00a.m., Eastern on Wednesday, May 20, 2026, at the Detroit Maintenance Garage, 1500 E Ferry St., Detroit Michigan 48211

MANDATORY (Check box if Mandatory)

NOTE: An individual is only permitted to represent one bidder at a mandatory walk-through.

PROJECT DESCRIPTION/SERVICES REQUESTED:

The Department of Technology, Management and Budget (DTMB), in partnership with the Michigan Department of Transportation (MDOT), is seeking professional architectural and engineering services to complete Phases 100 through 700 for the replacement of the existing roof system at the Tri-Level Building located at the Detroit Maintenance Garage.

Existing Roof Conditions

The building is approximately 25,000 SF and currently consists of the following components:

- Single-ply membrane roofing
- 3-inch rigid insulation.
- 1.4-inch metal decking
- Gutters, 7" X 5/14"
- Fiberglass vapor retarder located on the underside of the metal deck. The intent is to leave this in place, subject to professional evaluation.

The intent is to design a complete roof replacement, including gutters while maintaining the existing insulation in place, unless the insulation is determined to be unsuitable during design.

Project Phases

The project will include Phases 100 through 700.

Meetings and Deliverables

Five design, four meetings are anticipated, with phases combined as needed for the following deliverables:

- Design Kickoff
- 50% deliverable including cost estimates.
- 90% deliverable including cost estimates.
- 100% (Ready for Bidding) deliverable

The number of meetings and deliverables described above will replace those specified in the Billable Rate Contract.

The intent is to replace with a single ply membrane, final design option to be discussed with the selected professional during the process.

Plans must be prepared by a licensed professional and submitted to the Department of Licensing and Regulatory Affairs (DLARA) for review, permitting, and inspections during construction.

During Construction:

The selected Professional Services Contractor (PSC) is to host bi-weekly progress meetings. At the project conclusion, closing documents, and the as-built records to be managed and delivered to the owner in paper and electronic copies. The selected PSC will be expected to attend the Pre-Bid meeting as well and issue Addenda if needed.

Reimbursables:

Please include an allowance of \$2,500 as a reimbursable in Phase 100 to cover asbestos sampling and testing of demolition materials. In the revised DTMB administrative part specification, the professional will be required to attest whether asbestos-containing materials are present in the project. This testing supports that attestation. The proposal must also include the services of a qualified environmental consultant to perform this work.

The \$2,500 is being established as a uniform figure for all proposers for this mandatory task.

Please NOTE:

- Proposal responses **MUST** be uploaded to SIGMA VSS.
<https://sigma.michigan.gov/webapp/PRDVSS1X1/Advantage4>
 - Please enter the total cost for all phases as the bid amount.
 - **Firms are required to combine their technical and cost proposals into one (1) attachment for proposal submission.**
 - Please remember that attachments can be no larger than 25mb.
 - Do not wait until just before the 2:00 p.m. solicitation deadline to submit your proposal response. SIGMA VSS will not allow a proposal to be submitted after 2:00 p.m., even if a portion of the proposal response has been uploaded.
 - If you experience issues or have questions regarding your electronic submission, you **must** contact the SIGMA Help Desk for assistance prior to the 2:00 p.m., solicitation deadline. You may contact the SIGMA Help Desk by telephone at 517.284.0540 or toll-free at 888.734.9749. You may also email the SIGMA Help Desk at sigma-procurement-helpdesk@michigan.gov
 - Please email the Design and Construction Contract Specialists if you are having SIGMA VSS issues. Please include your SIGMA ticket number and any supporting documentation (i.e., screenshots) to Anne Watros (WatrosA@michigan.gov) and Don Klein (KleinD4@michigan.gov).
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- You may be asked by our contract specialists to email your proposal. Emailed submissions will require DCD approval and will be handled on a case-by-case basis.
 - Approved emailed submissions **MUST** be received prior to 2:00 p.m. deadline to be considered responsive and responsible.
 - Responses should not be emailed to the Project Director.
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NIGP CODES

90607 and 90638

DESIRED SCHEDULE OF WORK

The goal is to have a Spring 2027 project. MDOT requires drawings to be reviewed by the Michigan Department of Licensing and Regulatory Affairs prior to the project being solicited on SIGMA VSS.

ACCEPTING RFP QUESTIONS UNTIL:

Please do not submit online questions via VSS. ALL questions should be emailed to **Chris Bahjet** at bahjetc@michigan.gov address no later than 2:00 p.m., Eastern on **Friday, May 22, 2026**.

REFERENCE STANDARDS: This project will comply with all codes, standards, regulations, and workers' safety rules that are administered by federal agencies (EPA, OSHA, and DOT), state agencies (DCH, EGLE, DNR, and MIOSHA), and any other local regulations and standards that may apply.

This form is required to be a part of the professional service contract. (Authority: 1984 PA 431)
Attachment(s)

1. Building Photos, July 2025.
2. Building drawings, 2006, 29 sheets.