



**REQUEST FOR PROPOSAL
TO PROVIDE
CONSTRUCTION MANAGEMENT AND
GENERAL CONTRACTOR SERVICES**

FOR

AMERICAN INDIAN HEALTH AND FAMILY SERVICES

NEW HEALTH AND WELLNESS CENTER

BID SUBMISSIONS

Bidders are asked to propose the best and most cost-effective solution to meet our requirements while ensuring a high level of service. Proposals must include:

- Experience working with the development of commercial property.
- Experience in new ground up construction preferably Healthcare focused.
- Proposed Fees and Expenses must be clearly stated for each service being rendered.

SCHEDULE

REQUEST FOR PROPOSAL ISSUED:	MAY 15,2023
DEADLINE FOR PROPOSAL:	MAY 26, 2023
SELECTION OF BIDDER & AWARD:	JUNE 2, 2023

All proposals must be submitted to Jermaine Miller at jmiller@aihfs.org

SELECTION CRITERIA

American Indian Health & Family Services will review submitted proposals and select based upon:

- Cost
- Quality of work as demonstrated in proposal.
- Expertise and experience.
- Range of services offered.

ATTACHMENTS

- PRELIMINARY SITE PLAN
- PRELIMINARY PROJECT SCHEDULE

GENERAL INTRODUCTION

American Indian Health and Family Services (AIHFS) has selected Seven Generations Architecture and Engineering to provide professional design services for The Proposed New AIHFS Health and Wellness facility project to be located in Detroit, Michigan.

AIHFS wishes to construct a new 35,000-square-foot (approximately) health and wellness clinic located in Detroit. The new clinic will be located on a vacant property bound by Buchanan Street to the south, Wesson Street to the East, Nowak Street to the north, and Hammond Street to the west. The development will include access driveways and parking, designated guest drop-off and pharmacy drive-thru, a new community open space with playground equipment and a multi-purpose sports court, sweat lodge, and detached garage with room for vehicles and another auxiliary facility.

SUBJECT PROPERTY

The proposed development represents a potentially large redevelopment within the existing neighborhood approximately two miles from the current AIHFS facility. The subject property is comprised of two parcels totaling approximately five and two-tenths acres and is commonly referred to as 4559 Wesson or “the Wesson site”.

Though the property is currently vacant, evidence of its previous use is present via concrete foundations, fields of asphalt/concrete, soil and debris stockpiles, and the presence of an underground storage tank (UST) as confirmed by the Environmental Site Assessment, located in the southern portion of the property off Buchanan Street.

A vacated railroad spur lies immediately west of the subject property between the parcel and Hammond Street. This 69-foot-wide strip of land has been excluded from any proposed development during the concept design work. According to the City of Detroit records, this parcel is under the control of CSX Railroad. The City has right of way easements for utilities that run through the parcel. It is recommended by the AE that the potential sale or use agreement of this parcel be explored with the railroad during the preparation of construction documents.

ENVIRONMENTAL REVIEW

The land proposed for the new Health Clinic was previously occupied by industrial/manufacturing uses were demolished approximately five years ago. A Phase I & II Environmental Site Assessment (ESA) has been performed and found no evidence of any historical significance in the area.

The baseline environmental investigations of the subject property indicate that hazardous substances or petroleum products have been disposed or released at the property, more specifically as it relates to the planned site development.

The review also noted the presence of one 8,000-gallon underground storage tank (UST) on the southern portion of the property which will need to be removed and appropriately disposed of. Environmental reports also indicate the presence of contaminated soil and groundwater on site. An additional study, analysis, disposal, and mitigation are ongoing through a separate environmental/engineering team.

PROPOSED DEVELOPMENT

Redevelopment of the property consists of the possibility of multiple structures and amenities highlighted by a new health and wellness clinic aimed to provide modern and advanced treatment. This facility will address the needs of those underserved by the existing healthcare system. The proposed clinic will provide primary care, behavioral health, and substance abuse services in addition to numerous wellness services under one roof.

Planned site improvements include the construction of a new access point and spine road through the campus with on-street and off-street parking lots via three proposed parking areas offering parking for up to 111 staff members and visitors. In addition to parking, complementary development for the proposed facility includes designated patient drop-off, drive-thru pharmacy, and designated loading/delivery area. Additionally, site amenities will be included to facilitate cultural activities on the grounds of the proposed campus. These include a park space providing active and passive recreation opportunities along the north side of the development. The proposed park includes a tot-lot with a separate multi-use sports court and a sweat lodge. Open space south of the proposed spine road will be preserved and act as future pow-wow grounds.

SCOPE OF WORK

AIHFS is requesting proposals from qualified construction management/general contractors (“CM/GC”) firms to work with American Indian Health and Family Services and Seven Generation Architecture and Engineering to construct a new 35,000-square-foot (approximately) health and wellness center located in Detroit. The project consists of development of a campus type layout to include a ground-up new building. To date the plans/concepts are preliminary with the expectation that they will be revised and adjusted based on future detailed discussions. The current plans are below:

First Floor:

- Entry (two-story volume)
- Check-in/Out
- Waiting
- Behavioral Health Suite
- Primary Care Suite
- Providers Offices/Pod/Break
- Imaging Suite
- Dental Suite
- Pharmacy Suite
- Gym Multipurpose (two-story volume)
- Youth Program
- Computer Resource
- Staff Offices and Facilities
- Kitchen
- Information Technology
- Maintenance Closets
- Mechanical

Second Floor:

- Reception
- Offices (HR, Finance, Operations, Directors, Executive, Hoteling)
- Information Technology
- Maintenance Closets
- Mechanical

RFP REQUIREMENTS

The current conceptual design requires some adjustments in order to meet our design to budget of (approximately) 20 million. The current concept is estimated between 30-40 million. We are seeking Construction Management Services to provide guidance as we begin to move into the next design phase. RFP requirements would include the items below:

- Mobilization of the construction site. Manage all sitework improvements and utility connections.
- Set up of a possible modular/precast building as phase 1 of entire project.
- Provide CM oversight throughout entire duration of project. Current stage of design throughout Project Closeout.
- Providing construction management services to create bid packages, bid solicitation and subcontractor selection.
- Support current A/E (Seven Generations) to make cost saving adjustments to current conceptual plans.
- Provide a construction estimate for the final design of the New Health and Wellness Building.

CONSTRUCTION MANAGEMENT

- SUPPORT WITH BUDGET CONTROL THROUGHOUT PROJECT.
- HELP GUIDE DESIGN TO MEET BUDGET REQUIREMENTS.
- PROVIDE LEADERSHIP FOR ALL PRECONSTRUCTION & PLANNING ACTIVITIES.
- CM INVOLVEMENT TO CONTINUE THROUGHOUT DURATION OF PROJECT.
- EARLY PROJECT INVOLVEMENT TO HELP MANAGE THE OVERALL CONSTRUCTION.
- BID PACKAGES AND SOLICITATION
- TRACKING OF SUBMITTALS, RFI'S, PROJECT SCHEDULES, AND COST.
- MATERIAL PROCUREMENT
- PROJECT CLOSEOUT, PUNCHLIST, FOLLOW UP/TRAINING, DOCUMENTS.

GENERAL CONTRACTOR

- HIRING QUALIFIED SUBCONTRACTORS THROUGH A COMPETITIVE BID PROCESS
- SELF PERFORMANCE
- CONSTRUCTION EXPERTISE TO SUPPORT CAPABILITIES OF A/E
- SITEWORK/UTILITIES