



**Detroit Land Bank Authority**  
**RFQ – Part 1 of 2: Standard Bid Clauses**

**TABLE OF CONTENTS**

1. INTRODUCTION .....	2
2. PROJECT MANAGEMENT .....	3
3. BID PRESENTATION.....	3
4. SUBMITTAL REQUIREMENTS .....	3
5. REJECTION OF BIDS.....	4
6. SELECTION PROCESS .....	5
7. QUESTIONS DEADLINE.....	5
8. ETHICS HOTLINE REPORTING .....	5
9. SUBMITTAL DUE DATE .....	6
EXHIBIT A: RFQ SUBMITTAL REQUIREMENTS CHECKLIST .....	7
EXHIBIT B: CERTIFICATION FORM NOTE.....	8



## Detroit Land Bank Authority RFQ Template – Part 1 of 2: Standard Bid Clauses

### 1. INTRODUCTION

#### A. Overview

The Detroit Land Bank Authority (DLBA) requests quotes from qualified firms to provide the goods/services outlined in this bid. Please carefully read all parts of this bid, including:

- Bid Coversheet (or Bid Overview page, if viewing online)
- RFQ Template – Part 1 of 2: Standard RFQ Clauses
- RFQ Template – Part 2 of 2: RFQ Specific Clauses
- All required documents listed on the Bid Overview page in BidSync

The work contemplated is to be performed in a professional manner. The Respondent shall be financially solvent and each of its members (if a joint venture), its employees, agents or sub-consultants of any tier shall be competent to perform the services required under this RFQ document.

Nothing in this RFQ shall be construed to create any legal obligation on the part of the DLBA or any respondents. The DLBA reserves the right, in its sole discretion, to amend, suspend, terminate, or reissue this RFQ in whole or in part, at any stage. In no event shall the DLBA be liable to respondents for any cost or damages incurred in connection with the RFQ process, including but not limited to, any and all costs of preparing a response to this RFQ or any other costs incurred in reliance on this RFQ. No respondent shall be entitled to repayment from the DLBA for any costs, expenses or fees related to this RFQ. All supporting documentation submitted in response to this RFQ will become the property of the DLBA. Respondents may also withdraw their interest in the RFQ, in writing, at any point in time as more information becomes known.

The DLBA follows the Detroit Land Bank Authority Policies and Procedures for Procurement process.

For further information regarding this RFQ, please contact Yolanda Gaines at:

*Detroit Land Bank Authority*

*500 Griswold, Ste. 1200*

*Detroit, MI 48226*

*Phone: Office: 313-974-6869*

*Email: [nonhhfprocure@detroitlandbank.org](mailto:nonhhfprocure@detroitlandbank.org).*

#### B. Time of Completion

Any contract awarded pursuant to this RFQ solicitation shall provide services within a mutually agreed upon expedited timeframe.



## **Detroit Land Bank Authority RFQ Template – Part 1 of 2: Standard Bid Clauses**

### **C. Term of Contract**

If a contract is awarded as a result of this RFQ the term of the contract and renewal options are indicated on the bid cover page.

### **2. PROJECT MANAGEMENT**

The Contractor will carry out this project under the direction and control of the DLBA.

The Contractor may be one of several Contractors that will provide services to the DLBA in this area and the number of persons and/or entities each Contractor will be requested to serve will depend on the business needs of the DLBA and the ability of the Contractor to manage the work requested. This may be an optional use contract; no minimum number of persons and/or entities are guaranteed to be assigned.

### **3. BID PRESENTATION**

DLBA will request that Respondents that meet the criteria specified in this RFQ meet with a DLBA committee to demonstrate their services and address questions upon request.

### **4. SUBMITTAL REQUIREMENTS**

RFQ responses must be submitted via BidSync by the deadline indicated on the bid Cover Page. **Responses not submitted by the due date will not be considered.** Respondents are advised to adhere to the Submittal Requirements. Failure to comply with the instructions of this RFQ will be cause for rejection of submittals.

The DLBA reserves the right to seek additional information to clarify responses to this RFQ. Each response must include the following:

#### **A. Letter of Interest**

Please submit a Cover Letter of Interest signed by a duly authorized officer or representative of the Respondent, not to exceed two pages in length. The Letter of Interest must also include the following information:

1. The principal place of business and the contact person, title, telephone/fax numbers and email address.
2. A brief summary of the qualifications of the Respondent and team.
3. Description of organization (i.e. Corporation, Limited Liability Company, or Joint Venture).
4. The names and business addresses of all Principals of the Respondent. For purposes of this RFQ “Principals” shall mean persons possessing an ownership interest in the Respondent.



## **Detroit Land Bank Authority RFQ Template – Part 1 of 2: Standard Bid Clauses**

- If the Respondent is a partially owned or fully-owned subsidiary of another organization, identify the parent organization and describe the nature and extent of the parent organization’s approval rights, if any, over the activities of the Respondent.
  - If the Respondent is a partially owned or fully-owned subsidiary of another organization, identify the parent organization and describe the nature and extent of the parent organization’s approval rights, if any, over the activities of the Respondent.
5. The Certification attached hereto at the end of this RFQ and incorporated herein by reference must be signed by Respondent and attached to the Letter of Interest.

### **B. Threshold Requirements**

These documents must be submitted and acceptable before the DLBA and its RFQ Review Committee will review the Experience and Capacity Bid:

1. Certificate of Good Standing (Corporation) or Certificate of Existence (Limited Liability Company) issued by the Michigan Secretary of State (If Respondent is a joint venture, a Certificate of Good Standing or Certificate of Existence, as applicable, must be submitted for each entity comprising the joint venture.)
2. Evidence of License and Insurance: Evidence that insurance is in place or can be obtained if selected. Appropriate licenses to be provided.
3. Evidence of Financial Stability: All Respondents shall include their most recent financial statements with the Bid response. This information will assist the DLBA in determining the Respondent’s financial condition. The DLBA is seeking this information to ensure that the respondents have the financial stability and wherewithal to assure good faith performance.
4. Conflict of Interest Statement & Supporting Documentation: Respondent shall disclose any professional or personal financial interests that may be a conflict of interest in representing the DLBA. In addition, all Respondents shall further disclose arrangement to derive additional compensation from various investment and reinvestment products, including financial contracts.

### **C. Main Bid**

Please provide the following information:

1. Describe relevant experience
2. Statement of Qualifications
3. A competitive pricing Bid (Pricing Bid template in RFP Template Part II document).

## **5. REJECTION OF BIDS**



## **Detroit Land Bank Authority RFQ Template – Part 1 of 2: Standard Bid Clauses**

The Detroit Land Bank Authority expressly reserves the right to reject any, and all Bids, waive any non-conformity, re-advertise for Bids to withhold the award for any reason the DLBA determines and/or to take any other appropriate action that is in the best interest of the DLBA.

### **6. SELECTION PROCESS**

The Selection Committee comprised of DLBA staff and others deemed appropriate by the DLBA Board will review qualifications in accordance with the evaluation criteria set forth herein and in accordance with DLBA policies. Bids that are submitted timely and comply with the mandatory requirements of the RFQ will be evaluated in accordance with the terms of the RFQ. Any contract resulting from this RFQ will not necessarily be awarded to the vendor with the lowest price. Instead, contract(s) shall be awarded to vendor(s) whose bid is the most responsible, in accordance with criteria set forth in the RFQ. This RFQ may result in a pool of qualified vendors selected based on pricing and other criteria as defined within this RFQ.

The Detroit Land Bank Authority is an equal opportunity employer. We will not discriminate against employees or applicants for employment on any legally-recognized basis [“protected class”] including, but not limited to: disability; religion; race; color; national origin; age; sex; gender identity or expression; sexual orientation; age; pregnancy; childbirth or related medical condition; height; weight; marital status; genetic information; veteran status, uniform service member status or any other protected class under federal, state, or local law. This policy applies to all terms and conditions of employment including, but not limited to, recruitment, hiring, placement, promotion, termination, layoff, recall, transfer, leaves of absence, compensation, and training.

### **7. QUESTIONS DEADLINE**

Questions regarding this RFQ should be submitted via BidSync. The last date to submit questions regarding the RFQ is noted on the BidSync Cover Page.

### **8. ETHICS HOTLINE REPORTING**

The DLBA Board of Directors has hired Lighthouse Services to provide an ethics and compliance Hotline for all DLBA employees, vendors, customers and the general public, to ensure that all reports can be submitted anonymously and without fear of retribution. All reports will be delivered only to the Board, and all efforts will be made to protect the identity of the individual making the report when conducting the investigation. Reports may cover, but are not limited to: ethical violations, wrongful discharge, unsafe working conditions, internal controls, quality of service, vandalism and sabotage, sexual harassment, theft, discrimination, conduct violations, alcohol and substance abuse, threats, fraud, bribery and kickbacks, conflict of interest, improper conduct, theft and embezzlement, violation of company policy, violation of the law, misuse of company



## Detroit Land Bank Authority RFQ Template – Part 1 of 2: Standard Bid Clauses

property, or falsification of contracts, reports or records. Lighthouse Services toll free number and other methods of reporting are available 24 hours a day, 7 days a week.

- **Website:** [www.lighthouse-services.com/detroitlandbank](http://www.lighthouse-services.com/detroitlandbank)
- **Telephone:**
  - English speaking USA and Canada: 844-446-0004
  - Spanish speaking North America: 800-216-1288
- **E-mail:** [reports@lighthouse-services.com](mailto:reports@lighthouse-services.com) (MUST include “Detroit Land Bank” in report)
- **Fax:** (215) 689-3885 (MUST include “Detroit Land Bank” in report)

5.

### 9. SUBMITTAL DUE DATE

*Responses to this RFQ are due by the time and date indicated on the BidSync Cover Page. Responses to this RFQ must be submitted via BidSync. Please email any questions to [nonhhfprocure@detroitlandbank.org](mailto:nonhhfprocure@detroitlandbank.org).*



**Detroit Land Bank Authority**  
**RFQ Template – Part 1 of 2: Standard Bid Clauses**

**EXHIBIT A: RFQ SUBMITTAL REQUIREMENTS CHECKLIST**

*Please provide this Checklist with response to RFQ*

- Letter of Interest
- Certification
- Certificate of Good Standing (Corporation) or Certificate of Existence (Limited Liability Company) issued by the Michigan Secretary of State (If Respondent is a joint venture, a Certificate of Good Standing or Certificate of Existence, as applicable, must be submitted for each entity comprising the joint venture.)
- Evidence of Insurance
- State License and or Certification
- Evidence of Financial Stability
- References
- Conflict of Interest Statement & Supporting Documentation:
- Description of Company
- Capacity of Company
- Pricing Bid
- MBE/WBE, Local Hiring, HUD Section 3, if applicable
- RFQ Submittal Requirements Checklist



**Detroit Land Bank Authority  
RFQ Template – Part 1 of 2: Standard Bid Clauses**

**EXHIBIT B: CERTIFICATION FORM NOTE**

*THIS PAGE MUST BE COMPLETED AND INCLUDED WITH THE SUBMITTAL CERTIFICATION*

*The undersigned hereby certifies, on behalf of the Respondent named in this Certification (the "Respondent"), that the information provided in this RFQ submittal to the DLBA is accurate and complete, and I am duly authorized to submit same. I hereby certify that the Respondent has reviewed this RFQ in its entirety and accepts its terms and conditions.*

\_\_\_\_\_  
*(Name of Respondent)*

\_\_\_\_\_  
*(Signature of Authorized Representative)*

\_\_\_\_\_  
*(Typed Name of Authorized Representative)*

\_\_\_\_\_  
*(Title)*

\_\_\_\_\_  
*(Date)*





**Detroit Land Bank Authority**  
**RFQ – Part 2 of 2: Bid Specific Clauses**

**TABLE OF CONTENTS**

1. GOODS OR SERVICES REQUIREMENTS .....	2
A. Scope of Work.....	2



## **1. GOODS OR SERVICES REQUIREMENTS**

### **A. Scope of Work**

Please insert your Scope of work below:

The DLBA seeks bids from *Qualified General Contractors or Master Plumbers* interested in providing services for the Detroit Land Bank Authority. The following scope of service is requested under this RFQ. The types of services to be provided may include but are not limited to the following:

Request for Qualifications

#### **Residential Plumbing Contractor**

The purpose of this Request for Qualifications Quote is to proactively identify **Qualified General Contractors or Master Plumbers** that specializes in inspections, repairs, and installation of residential plumbing/sewerage systems and sub-systems including pipes, fittings, fixtures, and restroom fixtures. These contractors will be added to the Detroit Land Bank Authority's Pre-Qualified Residential Plumbing Contractor List and will have the opportunity to bid on residential plumbing projects based on a provided scope of work at the time of bid.

#### **Section 1-Minimum Qualifications**

Respondents must provide proof of the following minimum qualifications to be considered as pre-qualified plumbing contractor. All documents must be submitted via Bid Sync by the due date.

1. Residential Builders License or Master Plumbing License
  - Must be in the name of the company, business owner, or project manager/site supervisor
2. Business Documents
  - Articles of Incorporation and/or
  - Articles of Organization and/or
  - Business License
3. Asbestos Awareness Certification
  - Must be in the name of the company, business owner, or project manager/site supervisor
4. General Liability Insurance
  - Must be in the name of the Company



## Detroit Land Bank Authority RFQ Template – Part 2 of 2: Bid Specific Clauses

5. OSHA 10 Certification
  - Must be in the name of the company, business owner, or project manager/site supervisor
  
6. Payment and Performance Bond (see Bonding Capacity below)
  - Must be in the name of the Company
  - Single and Aggregate Amounts Required (min. of \$100,000 for single)
  
7. Company Experience Statement
  - Provide a written statement outlining the following
    - Business Owner Name and Experience
    - Certifications
    - Number of years in business
    - Business Location(s)
    - Site Supervisors that may be assigned to any of our projects
      - Must be a Master Plumber (copy if license required)
      - Minimum of 3 years' experience
      - Provide a written statement or resume outlining the following for the Site Supervisor(s) that would be assigned to DLBA projects
        - Project Description
        - Approximate Project Revenue
        - Approximate Project Duration
        - Project Contact
      - **Site Supervisor Capacity Requirement**
        - **Each Site Supervisor will only be approved to manage no more than 5 projects at the same time.**
  
8. Bank Statements
  - Most recent 2 months from business account

### **Section 2- MANDATORY ORIENTATION MEETING**

Each new **Residential Plumbing Contractor** must attend a mandatory Orientation Meeting to cover the following:

- Software Programs
- Communication Expectations
- Invoicing Process
- Bidding/Batching Process
- Security Protocol
- COVID-19 Safe Workplace Guidelines and Requirements

### **Section 3-BONDING CAPACITY**



## Detroit Land Bank Authority RFQ Template – Part 2 of 2: Bid Specific Clauses

### *(Service Agreement Not to Exceed Amount)*

Capacity for **Residential Plumbing Contractor** will be determined relative to their aggregate Payment and Performance bondage amount.

Baseline capacity will be calculated as half of the aggregate bond amount; if a Residential Plumbing Contractor has an aggregate bond of \$500,000, the DLBA would consider their baseline capacity to be \$250,000. When considering a contractor's capacity for any project, the DLBA will consider the total amount of work the contractor has already received from the DLBA and subtract this from the baseline capacity.

### **Section 4-SCOPE OF WORK**

The Detroit Land Bank Authority releases project bids individually and in bundles; as needed. As a DLBA Pre-Qualified Residential Plumbing Contractor you will have the opportunity to bid on projects within the following Property Rehabilitation Programs (i.e. Rehabbed and Ready, Rehabbed and Ready to Renovation, SNF Single Family, DBLA Exterior Only Renovations). These homes will be available to be bid on by any company on the DLBA's Pre-Qualified Residential Plumbing Contractor List, within the limits of each Pre- Qualified contractor's bonding capacity.

All Pre-Qualified Residential Plumbing Contractors must successfully complete one project with the DLBA's Property Rehabilitation Programs before being eligible for multiple awards. A Pre-Qualified Residential Plumbing Contractor that has successfully completed one project may bid on more than one project at a time, however the number of awards will be contingent on the company's bidding capacity as determined through the pre-qualification process.

A specific Scope of Work document will be provided for each home at the time of each RFP release. All RFP releases will require a mandatory bid walk of each home.

### **Section 5-INVOICING**

All approved invoices are paid within a net-30 period. Upon project completion, The following are required::

1. Before/After Pictures or Recorded Scope Videos
2. Permit/City Approval
3. Final Invoice

All invoices should be emailed to [rehabbedandready@detroitlandbank.org](mailto:rehabbedandready@detroitlandbank.org) and [accountspayable@detroitlandbank.org](mailto:accountspayable@detroitlandbank.org)



## **Detroit Land Bank Authority RFQ Template – Part 2 of 2: Bid Specific Clauses**

### **Section 6-WARRANTY**

A minimum of a 5-year transferable warranty must be provided for sewer line and stack repairs/replacements.

### **Section 7 - SELECTION CRITERIA**

There is no limit to the number of Pre-Qualified Residential Plumbing Contractors. Companies will become prequalified based on successful evaluation of meeting all minimum qualifications as noted in Section 1.