



REQUEST FOR PROPOSALS

July 1, 2022

**1777 N Rademacher
Detroit MI 48209**

- Marketing Open: July 1, 2022
- Site Walk Through 1:00 PM – 3:00 PM: July 19, 2022
- Bids Due: 5:00 PM: August 15, 2022

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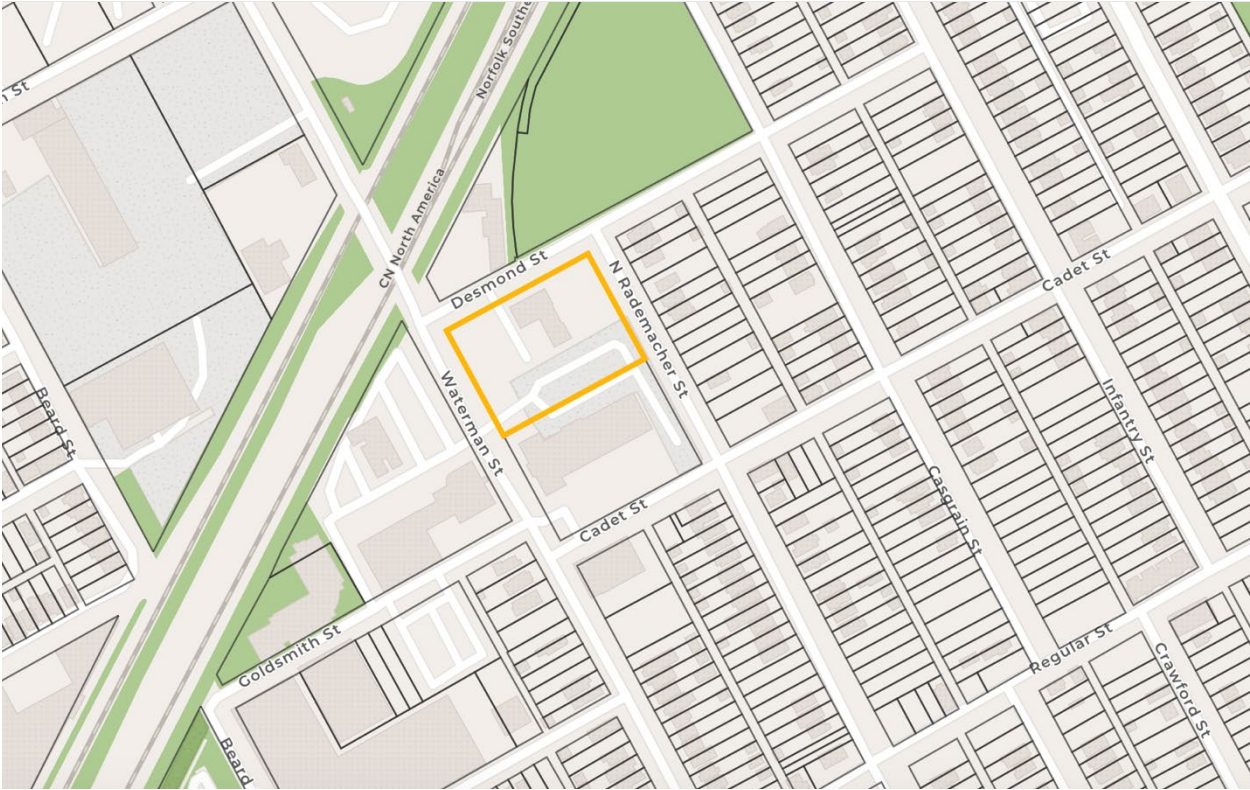
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Objective

The City of Detroit’s Housing & Revitalization Department is seeking proposals from qualified organizations or individuals to develop and operate the building located at 1777 N Rademacher for Transitional Housing and/or Emergency Shelter. The desired team will have experience managing comparable programming that shelters vulnerable populations and provides a pathway to permanent housing.

Property Overview

Parcel ID: 18008161.002L
Location: Southwest Detroit
Address: 1777 N Rademacher, Detroit
Zoning: M4
Acreage: 1.784



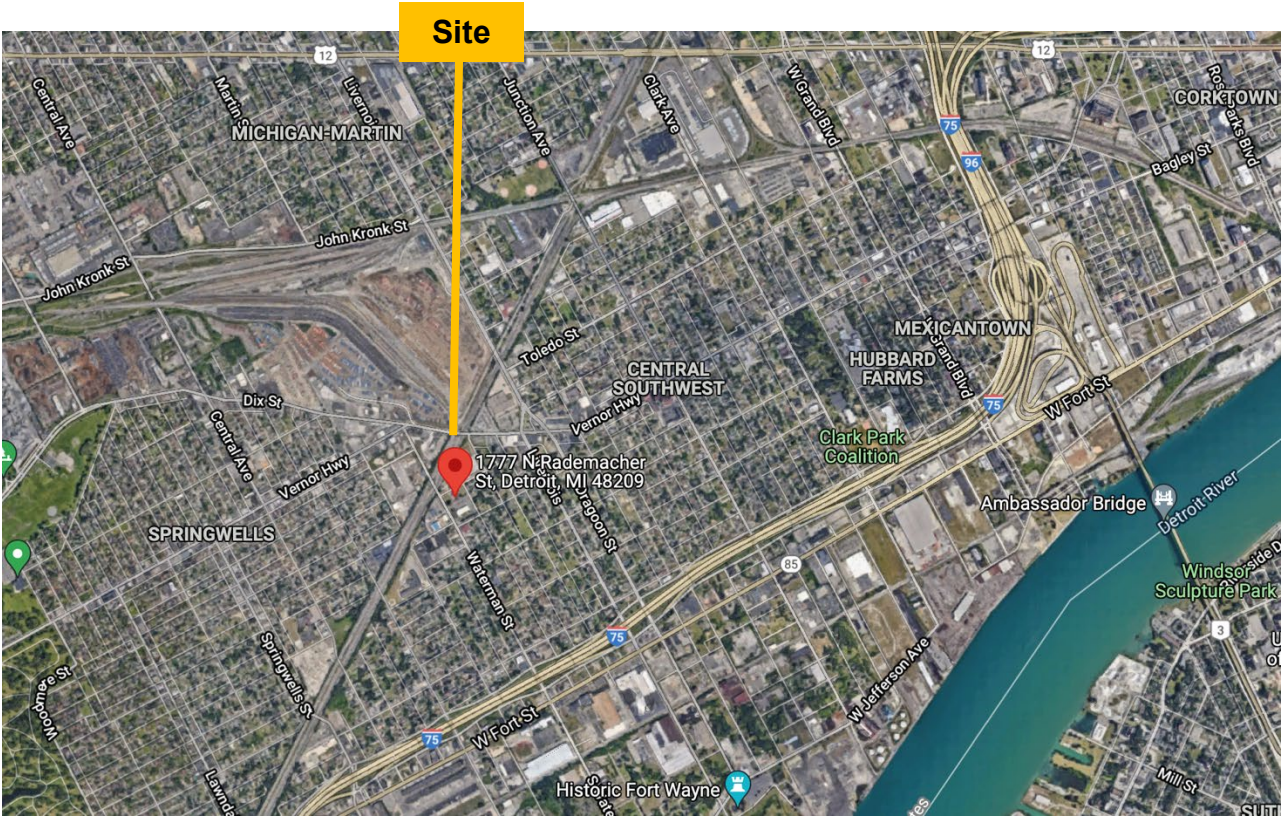
Property Overview Continued

Currently, a two-story building sits on the property that includes a 15-room dormitory that has capacity for 56 beds linked to the single-story community area. In addition to the dormitory, there is dedicated workspace, a commons area that hosts a kitchen, dining room and common room, a bathroom and an executive administrative office.

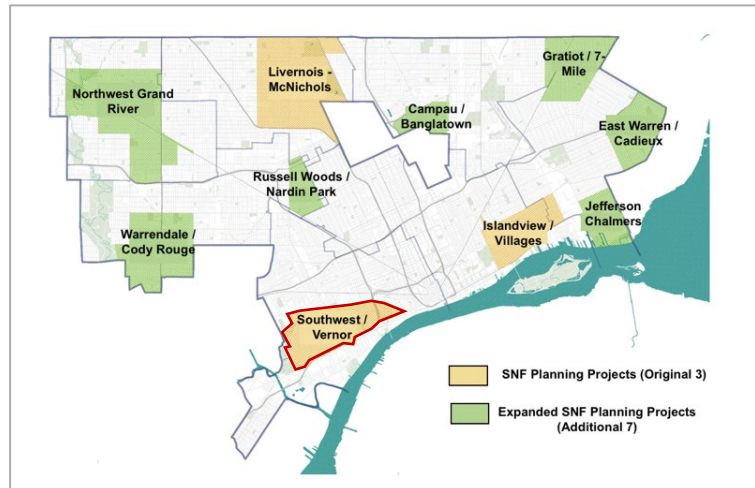
The City of Detroit seeks a highly qualified and experienced non-profit that can demonstrate housing homeless, asylum-seeking families and individuals of all compositions and genders. In addition to providing emergency shelter, this organization will support services that include coordinating workforce development activities, housing case management and planning, legal aid, medical and mental health therapy and English as a Second Language classes.

The building is in need of general maintenance as well as rehabilitation of the entire kitchen and commons area. There is also a need for additional staff space in order to provide the privacy and confidentiality that are so essential in serving this population.

Area Overview



1777 N Rademacher is located within one of the City of Detroit’s Strategic Neighborhood Fund (SNF) areas and is within proximity to some of Detroit’s largest recent investments. The site is bordered by single-family homes on the east and south, and commercial along the north and west borders. Southwest Detroit is home to many of Detroit’s Latin American residents and many Latin American and Mexican restaurants and establishments. The area’s many attributes include neighborhood retail, destination restaurants, Detroit Public Schools educational campuses, diverse historic housing, and a thriving arts and culture ecosystem. In addition to its significant single-family housing stock, Southwest Detroit features higher density residential townhomes, rowhouses and multi-story apartments, along with independent retail and walkable streets and blocks. The site is also within a 1-mile radius of Clark Park, which brings visitors from the neighborhoods as well as the Detroit area.



Proposal Requirements

All proposals should contain the information specified below. Incomplete submissions will not be reviewed by the committee. A scoring rubric can be found on page 8 & 9. Each proposal **MUST** include the following items:

Cover Sheet. Proposer shall submit with its proposal the signed Request for Proposal (RFP) Cover Sheet.

Development Vision. A detailed description of the vision for development and operation of the Property, and operation plans for the Property as Transitional Housing and/or Emergency Shelter.

The development vision should include the following:

1. Proposed Project Summary

- a) A description of the Project’s goals and how they will be achieved and monitored
 1. Aside from the purchase (and potential renovation) of the site, how will transitional housing and/ or emergency shelter services be funded on an annual basis? *Note: competitive applicants will be able to highlight a minimum of two external funding sources that will support program operations.*

- b) Discuss the feasibility of maintaining the property, and feasibility of managing the property long term of each entity involved
- c) Plan to complete all renovations to the property included in HUD's Descriptive Summary of Repairs (Attachment #1) including:
 1. Estimated total cost of project/renovations
 2. Floor plans
 3. Project schedule
 4. A detailed pro forma for the project that includes operating assumptions
 1. Include all entities involved and proposed sources and uses of funding that include: (1) grants, (2) loans, (3) other governmental sources of funding, (4) rental income for each unit type and (5) when each source of funding is expected
 5. Plans for community engagement if any

Note: competitive applicant plans will demonstrate how renovations will mitigate the spread of COVID-19 among vulnerable populations

2. Target Population

1. Provide details on the target population, services that will be offered at the site, and income levels that will be served
2. Provide information on services in the community that will benefit the target population, including transportation, health care services, and grocers. Provide insight on how the target population will know that transitional housing and/or emergency shelter services are available
3. A detailed description on the services offered to assist vulnerable populations in entering a pathway to permanent housing. *Note: competitive applicants will offer case management at a ratio of 1 staff: per 25 clients or less*
4. An outline of the systems in place to:
 1. Monitor and track clients served
 2. Monitor transitional housing and/or emergency shelter project bed utilization
 3. Document discharge destination at client exit
5. A description of partnerships in place to support clients served in exiting to permanent housing at exit

3. Written Statement of Experience

1. Applicant should demonstrate approximately five (5) years of experience in successfully owning and managing similar properties. The statement should include three (3) examples of similar properties and address the following:
 - a) Location of property
 - b) Number of units and construction type (garden, walk-up, scattered site, hi-rise)

- c) Any government assistance and type of assistance, i.e., project-based assistance tenant-based voucher assistance, low-income housing tax credits
- d) Initial physical needs of property and how they were addressed
- e) The social needs of each property and how they were addressed
- f) The economic needs of the property and how they were addressed
- g) Total number of persons served in the 2019 and 2020 calendar years and the number of persons that exited to permanent housing after project exit.
Note: competitive applicants will demonstrate at a 90% positive housing destination rate as defined by the Department of Housing and Urban Development (HUD).
- h) Processes in place to ensure persons served are resourced to maintain permanent housing upon project exit. *Note: competitive applicants should be able to highlight work done to support clients in working toward economic self-sufficiency during their project stay and highlight efforts made to monitor client success post exit to prevent returns to homelessness.*
- i) Outline agency’s involvement with the Detroit Continuum of Care, including participation in committees and general meetings, coordination with coordinated entry and HMIS leads.

Selection Process

Key Dates

- Marketing Open: July 1, 2022
- Site Walk Through 1:00 PM – 3:00 PM: July 19, 2022
- Bids Due: 5:00 PM: August 15, 2022

Submission

Please send all proposals to: Mr. Delorean Holmes, West Region Development Director
City of Detroit Housing & Revitalization Department
Public Private Partnerships Division
Delorean.Holmes@detroitmi.gov

A Selection Committee (the “Committee”) will be established to review submissions. The Committee will consist of representatives from the City’s Housing & Revitalization Department. Additionally, the Committee may seek assistance from selected consultants. Interviews will be conducted by the selection committee. The submission of a proposal with all the requested information does not guarantee the Respondent will be a candidate for an interview. The Committee reserves the right to contact references and verify material submitted in any proposal.

All information in a Respondent’s proposal is subject to disclosure under the provisions of Public Act No. 442 of 1976, as amended (known as the Freedom of Information Act).

Scoring Rubric

Scoring is based on applicant’s ability to respond to each of the Proposal Requirements outlined on pages 6-7.

Proposed Project Summary

<p>Proposed project falls within reasonable timeline and is financially feasible. Plan includes:</p> <ul style="list-style-type: none"> • Management plan • Financial Assumptions • Floor Plans • Project Schedule • COVID-19 protocols 	<p>/25</p>
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Target Population

<p>Proposed project includes detailed summary of targeted population that will be served on-site. Plan includes:</p> <ul style="list-style-type: none"> • Detailed summary of services to be offered on-site • Details on how project location is beneficial for targeted population • Outline of monitoring plans • Description of partnerships in place to support clients 	<p>/25</p>
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Team Experience

<p>Proposed Team is qualified and demonstrates at least five years of experience managing similar properties. Written statement of experience includes:</p> <ul style="list-style-type: none"> • Examples of similar projects • Persons served in 2020 and 2021 calendar years • Details on processes in place to ensure adequate care of persons served 	<p>/50</p>
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<ul style="list-style-type: none">• Agency involvement with Detroit Continuum of Care	
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DESCRIPTIVE SUMMARY OF SUGGESTED REPAIRS: Items in poor condition with 1 – 3 years useful life

COST FACTOR #1: Exterior/General Conditions

Building power washing recommended as an immediate need; at a cost of \$1,500.00.

COST FACTOR #2: Exterior/Site Construction

Resurfacing of asphalt pavement recommended as an immediate need for approximately 3,600 square feet; at a cost of \$1.00 per SF = \$3,600.00.

Asphalt Seal and stripe recommended as an immediate need for approximately 3,600 square feet; at a cost of \$0.25 per SF = \$900.00.

COST FACTOR #3: Concrete/Walkway

Replacement of three (3) concrete walkway flags recommended as an immediate need; at a cost of \$150 Each = \$450.00.

COST FACTOR #4: Thermal & Moisture Protection

Replacement of asphalt roof shingles recommended as an immediate need for approximately 6,500 square; at a cost of \$3.00 per SF = \$19,500.00.

COST FACTOR #5: Finishes/Flooring

Replacement of resilient VCT flooring recommended within 1-3 years for approximately 4,000 square feet; at a cost of \$1.00 per SF = \$8,000.00.

Replacement of carpet flooring recommended within 1-3 years for approximately 5,000 square feet; at a cost of \$2.00 per SF = \$5,000.00.

COST FACTOR #6: Finishes/Painting

Paint all interior surfaces for fifteen (15) residential units recommended within 1-3 years; at a cost of \$500.00 each = \$7,500.00.

Painting for all common areas and managers unit recommended within 1-3 years; at a cost of \$2,500.00.

COST FACTOR #7: Equipment/Kitchen Appliances

Replacement of three (3) refrigerators recommended within 1-3 years; at a cost of \$875 Each = \$2,625.00.

Replacement of one (1) dishwasher recommended within 1-3 years; at a cost of \$875 Each = \$875.00.

Replacement of two (2) microwaves with fan recommended within 1-3 years; at a cost of \$250 Each = \$500.00.

COST FACTOR #8: Furnishings/Kitchen

Complete kitchen renovation, including replacement of kitchen cabinets and laminated countertops recommended within 1-3 years; at a cost of \$9,000.00.

COST FACTOR #9: Mechanical/Bathroom

Complete renovation of five (5) full bathrooms, including replacement of bathtub, shower body, toilet, sink, and faucet recommended within 1-3 years; at a cost of \$4,000 Each = \$20,000.00.

Complete renovation of one (1) half bathroom, including replacement of, toilet, sink, and faucet recommended within 1-3 years; at a cost of \$2,000.

COST FACTOR #10: Mechanical/Equipment

Replacement of two (2) cooling condensers recommended within 1-3 years; at a cost of \$1,000 Each = \$2,000.00.

COST ESTIMATE SUMMARY:
Items in poor condition with 1 – 3 years useful life

	Quantity	Unit Cost	Cost
Division 1: General Requirements			
General Conditions	0	\$0.00	\$0.00
Other: Building Power wash	1	\$1,500.00	\$1,500.00
General Requirements Subtotal			\$1,500.00
Division 2: Site construction			
Site Demolition:	0	\$0.00	\$0.00
General Building Demolition:	0	\$0.00	\$0.00
Excavation, Fill & Grading:	0	\$0.00	\$0.00
Site Utilities	0	\$0.00	\$0.00
Storm Drainage & Sanitary Sewer	0	\$0.00	\$0.00
Water, Steam & Gas Distribution	0	\$0.00	\$0.00
Miscellaneous Site Improvements	0	\$0.00	\$0.00
Other: Asphalt resurfacing (Square Ft.)	3,600	\$1.00	\$3,600.00
Other: Asphalt sealcoating & striping (Square Ft.)	3,600	\$0.25	\$900.00
Other:	0	\$0.00	\$0.00
Site Construction Subtotal			\$4,500.00
Division 3: Concrete			
Precast Concrete	0	\$0.00	\$0.00
Specialty Concrete	0	\$0.00	\$0.00
Excavation & Backfill	0	\$0.00	\$0.00
Concrete Forms	0	\$0.00	\$0.00
Foundation forms	0	\$0.00	\$0.00
Footing Forms	0	\$0.00	\$0.00
Forms, Slab on Grade	0	\$0.00	\$0.00
Reinforcing steel	0	\$0.00	\$0.00
Slab Finishes	0	\$0.00	\$0.00
Insulating Decks	0	\$0.00	\$0.00
Fiber Deck	0	\$0.00	\$0.00
Other: Concrete walkway (each flag)	3	\$150.00	\$450.00
Concrete Subtotal			\$450.00
Division 4: Masonry			
Brick Masonry	0	\$0.00	\$0.00
Concrete Masonry	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Masonry Subtotal			\$0.00
Division 5: Metals			
Structural Steel	0	\$0.00	\$0.00
Decking & Siding	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Metals Subtotal			\$0.00
Division 6: Woods and Plastics			
Rough Carpentry	0	\$0.00	\$0.00

Vertical Framing, Walls	0	\$0.00	\$0.00
Horizontal Framing	0	\$0.00	\$0.00
Misc. Framing & Materials	0	\$0.00	\$0.00
Sheathing	0	\$0.00	\$0.00
Finish Carpentry	0	\$0.00	\$0.00
Beams, trusses	0	\$0.00	\$0.00
Stairs, Wood	0	\$0.00	\$0.00
Rough Hardware	0	\$0.00	\$0.00
Vinyl Siding (Square Ft.)	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Wood and Plastics Subtotal			\$0.00
Division 7: Thermal & Moisture Protection			
Waterproofing	0	\$0.00	\$0.00
Thermal & Sound Insulation (Square Ft.)	0	\$0.00	\$0.00
Roofing Asphalt Shingles (Square Ft.)	6,500	\$3.00	\$19,500.00
Gutters and leaders (Linear Ft.)	0	\$0.00	\$0.00
Composite Building Panels	0	\$0.00	\$0.00
Architectural Sheet Metal	0	\$0.00	\$0.00
Caulking & Sealants	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Thermal and Moisture Protection Subtotal			\$19,500.00
Division 8: Doors and Windows			
Hollow Metal Doors & Frames	0	\$0.00	\$0.00
Wood Doors & Frames, Hollow (Dwelling Unit)	0	\$0.00	\$0.00
Wood Garage Doors (Each)	0	\$0.00	\$0.00
Wood Door Specialties	0	\$0.00	\$0.00
Special Doors	0	\$0.00	\$0.00
Vinyl, Windows & Doors (Window Unit)	0	\$0.00	\$0.00
Aluminum, Windows & Doors (Each)	0	\$0.00	\$0.00
Wood Windows & Doors (Each)	0	\$0.00	\$0.00
Finish & Hardware	0	\$0.00	\$0.00
Glass & Glassing	0	\$0.00	\$0.00
Curtain Walls	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Doors and Windows Subtotal			\$0.00
Division 9: Finishes			
Studs	0	\$0.00	\$0.00
Furring	0	\$0.00	\$0.00
Lathing	0	\$0.00	\$0.00
Plaster & Lath	0	\$0.00	\$0.00
Gypsum Wall board for surface separation & other wall/ceiling repair (Dwelling Unit)	0	\$0.00	\$0.00
Ceramic Tile, shower surround (Dwelling Unit)	0	\$0.00	\$0.00
Terrazzo	0	\$0.00	\$0.00
Acoustic Treatment	0	\$0.00	\$0.00
Wood Flooring	0	\$0.00	\$0.00
Resilient Flooring "VCT Flooring" (Square Ft.)	4,000	\$2.00	\$8,000.00

Painting & Wall covering, all interior surfaces (Dwelling Unit)	15	\$500.00	\$7,500.00
Plastic & Factory Finish Wall Surfaces (Square Ft.)	0	\$0.00	\$0.00
Other: Painting & Wall covering (Common Area, and Managers Unit)	1	\$2,500.00	\$2,500.00
Finishes Subtotal			\$18,000.00
Division 10: Specialties			
Toilet Partitions & Compartments	0	\$0.00	\$0.00
Partitions Toilet Accessories	0	\$0.00	\$0.00
Misc. Building Specialties	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Specialties Subtotal			\$0.00
Division 11: Equipment			
Equipment: Dishwasher (Each)	1	\$875.00	\$875.00
Equipment: Refrigerator (Each)	3	\$875.00	\$2,625.00
Equipment: Microwaves with fan (Each)	2	\$250.00	\$500.00
Equipment Subtotal			\$4,000.00
Division 12: Furnishings			
Blinds & Shades (Dwelling Unit)	0	\$0.00	\$0.00
Cabinets & Laminated Countertops, Kitchen (full renovation)	1	\$9,000.00	\$9,000.00
Laminated Plastic & Simulated Marble Countertops, Kitchen & Bath	0	\$0.00	\$0.00
Carpets (Square Ft.)	5,000	\$1.00	\$5,000.00
Draperies & Curtains	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Furnishings Subtotal			\$14,000.00
Division 13: Special Construction			
Special Construction	0	\$0.00	\$0.00
Prefabricated Structures	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Special Construction Subtotal			\$0.00
Division 14: Conveying Systems			
Conveying Systems	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Conveying Systems Subtotal			\$0.00
Division 15: Mechanical (Ex. Plumbing and HVAC)			
Fixtures: Bathtub, Shower body, Toilet, Sink, Faucet (Dwelling Unit full renovation)	5	\$4,000.00	\$20,000.00
Insulation, Piping	0	\$0.00	\$0.00
Miscellaneous Plumbing Specialties	0	\$0.00	\$0.00
Medical & Laboratory Equipment & Pipe	0	\$0.00	\$0.00
Industrial Piping Insulation	0	\$0.00	\$0.00
HVAC	0	\$0.00	\$0.00
Equipment, Furnaces (Dwelling Unit)	0	\$0.00	\$0.00
Equipment, Hot Water & Steam Boilers (Dwelling Unit)	0	\$0.00	\$0.00
Equipment, Cooling Condensers	2	\$1,000.00	\$2,000.00
Equipment, Heating & Cooling Combinations	0	\$0.00	\$0.00
Auxiliary Heating & Cooling Equipment	0	\$0.00	\$0.00
Air Handling Equipment, Primary	0	\$0.00	\$0.00
Distribution, Terminal Equipment	0	\$0.00	\$0.00

Miscellaneous Equipment	0	\$0.00	\$0.00
Controls	0	\$0.00	\$0.00
Duct Work, Grills & Registers	0	\$0.00	\$0.00
Piping & Insulation	0	\$0.00	\$0.00
Fittings	0	\$0.00	\$0.00
Valves & Specialties	0	\$0.00	\$0.00
Fire Protection Systems	0	\$0.00	\$0.00
Smoke Detection Systems	0	\$0.00	\$0.00
Other: Fixtures: Toilet, Sink, Faucet (full renovation, 1/2 bathroom)	1	\$2,000.00	\$2,000.00
Mechanical Subtotal			\$24,000.00
Division 16: Electrical			
Total Electrical Work , Buildings	0	\$0.00	\$0.00
Main Switchboards, 600v, Service & Distribution	0	\$0.00	\$0.00
Transformers	0	\$0.00	\$0.00
Lighting Fixtures, In-Place	0	\$0.00	\$0.00
Lighting Fixtures, Exterior/breezeway ceiling mounted (Dwelling Unit)	0	\$0.00	\$0.00
Branch Circuit Runs, Sp Purpose Conduit & Wire	0	\$0.00	\$0.00
Signal & Communications Systems	0	\$0.00	\$0.00
Combination Service & Distribution, Switchboards	0	\$0.00	\$0.00
Motor Control Centers	0	\$0.00	\$0.00
Panelboards, 600v Max, Bolt-On Breakers	0	\$0.00	\$0.00
Lighting Fixtures	0	\$0.00	\$0.00
Lighting Fixtures, bathroom vanity light and fan (Dwelling Unit)	0	\$0.00	\$0.00
Electric & Signal Devices	0	\$0.00	\$0.00
Other:	0	\$0.00	\$0.00
Electrical Subtotal			\$0.00
TOTAL			\$85,950.00