



REQUEST FOR PROPOSALS (RFP)

GENERAL CONTRACTOR SERVICES: FIRST FLOOR REHABILITATION PROPERTY LOCATION:
101 S. Main Street, Ewart, MI 49631 ISSUING ENTITY: Ewart Housing Commission RFP
ISSUANCE DATE: September 14th, 2026

1. PROJECT OVERVIEW & INVITATION

The Ewart Housing Commission ("Owner") is soliciting competitive, sealed lump-sum proposals from qualified General Contractors for the comprehensive rehabilitation of the First Floor of the historic commercial/mixed-use building located at 101 S. Main Street, Ewart, Michigan 49631.

The overall project encompasses a Level 3 Alteration interior renovation and exterior historic restoration under the 2021 Michigan Rehabilitation Code for Historic Buildings. This Request for Proposal (RFP) is strictly limited to the execution of all First Floor scope of work (plus associated basement MEP tie-ins/utility nodes as delineated in the construction documents).

Key Project Stakeholders

- Owner: Ewart Housing Commission | 601 W 1st St, Ewart, MI 49631 | Phone: (231) 250-3454 | Email: director@evarthousing.org
- Architect: Driven Design Studio PLLC | 117 West Michigan Avenue, Battle Creek, MI 49017 | Contact: Cody Newman | Phone: (269) 753-8040 | Email: cody@drivendesignstudio.com
- MEP Engineer: GreenPath Design | 3173 W. Liberty Street, Ste. B, Plymouth, MI 48170 | Phone: (248) 310-7266

2. SCHEDULE & IMPORTANT DATES

Bidders must adhere to the following project timeline:

Event / Milestone	Date & Time (EDT)	Location / Method
Official Start of Bidding Process (RFP Issuance)	Monday, September 14th, 2026	Electronic Distribution
Pre-Bid Site Walkthrough	Tuesday, September 22nd, 2026 at 10:00 AM EDT	On-site: 101 S. Main St, Evart, MI
Deadline for Questions / RFIs	Friday, September 25th, 2026 at 6:00 PM EDT	Email to Architect & Owner
Addenda / RFI Responses Posted	Thursday, October 1st, 2026 at 1:00 PM EDT	Issued via Addendum on Builders Exchange
Proposal Submission Deadline (Bids Due)	Thursday, October 15th, 2026 at 2:00 PM EDT	Submission details in Section 5

3. SCOPE OF WORK (FIRST FLOOR ONLY)

The selected Contractor shall furnish all labor, materials, equipment, supervision, permits, and inspections required to complete the First Floor rehabilitation in strict accordance with the permit drawings prepared by Driven Design Studio PLLC and GreenPath Design.

A. Selective Demolition & Site Prep

- Complete removal of designated interior walls, drywall ceilings, floor finishes, doors, storefront assemblies, and legacy plumbing/electrical/HVAC fixtures within the First Floor work footprint.

- Removal of exterior awning cladding and redundant framing down to sound substrate as shown in drawings.
- Structural shoring, floor patching, and subfloor leveling across transition boundaries.

B. Commercial Space Buildout (West Portion)

- White Box Construction: Buildout of three commercial white-box spaces (~1,302 SF, ~1,021 SF, and ~1,025 SF) plus common corridor space (~207 SF).
- Perimeter wall framing, drywall installation, taping, mudding, and prime/paint prep.
- Installation of new aluminum storefront entry systems (Tubelite 14000 Series or equivalent) along Main Street and 7th Street elevations.
- Rough-in and stub-out of all utilities (HVAC ducting, electrical subpanels, plumbing rough-ins) to serve future commercial tenant fit-outs.

C. Residential Apartment Buildout (East Portion)

Full turnkey interior construction of three (3) 1-Bedroom, 1-Bathroom residential units:

1. Apartment 1: 632 SF
 2. Apartment 2 (ADA Accessible): 543 SF
 3. Apartment 3 (ADA Accessible): 593 SF
- Interior Framing & Drywall: Type 1, Type 2, and sound-attenuated/fire-rated wall assemblies (1-hour partitions where indicated).
 - Finishes & Casework: Resilient LVT/plank flooring, tile in wet locations, solid-core doors, trim, painted drywall, and full kitchen/bathroom cabinetry.
 - ADA Compliance: Full compliance with ADA/ICC A117.1 clearance requirements, grab bars, roll-in/transfer showers, vanities, and turning radiuses for Apartments 2 and 3.

D. Historic Exterior Restoration & Masonry Work

- Brick Restoration: Cleaning of historical exterior brick using Prosoco Heavy Duty Restoration Cleaner (or approved equal).
- Tuckpointing: Repointing eroded mortar joints using a lime putty-based mortar with matching aggregate, adhering to National Park Service historic preservation standards.
- Exterior Openings & Canopy: Installation of new Quaker narrow-sightline aluminum replacement windows, steel lintels over openings, new wall-mounted

exterior entrance canopy with integrated LED lighting and drainage, and paint removal/restoration along historical wall surfaces.

E. Mechanical, Electrical, Plumbing & Fire Protection (MEP/FP)

- HVAC: High-efficiency gas furnaces, split-system AC condensing units, ERV systems, ductwork distribution, diffusers, and programmable thermostats.
- Plumbing: New domestic water distribution, sanitary waste/vent piping, gas piping, high-efficiency electric water heaters, backflow preventers, and all specified fixtures (ADA water closets, lavatories, showers, sinks).
- Electrical: New electrical panels, service entrance feeders, commercial MC cable/EMT raceways for commercial areas, Romex wiring inside residential units, LED lighting fixtures, exit/emergency egress lighting, fire alarm devices, and door access control rough-ins.
- Fire Protection: Complete wet pipe automatic fire sprinkler system coverage across the entire First Floor area in compliance with NFPA 13.

4. PROPOSAL SUBMISSION REQUIREMENTS

Bidders must submit a structured response containing the following items:

1. Cover Letter & Bid Form: Fully executed lump-sum proposal price broken down by primary divisions:
 - Demolition & Site Work
 - Commercial White Box (West Portion)
 - Residential Buildout (East Portion - 3 Units)
 - Exterior Masonry & Historic Restoration
 - Mechanical, Plumbing, Electrical & Fire Sprinkler Systems
2. Proposed Construction Schedule: Detailed Gantt chart outlining milestone dates from notice to proceed through final occupancy certification.
3. Subcontractor List: Identification of primary subcontractors (Electrical, Mechanical, Plumbing, Masonry, Fire Protection).
4. Qualifications & References: Summary of general contracting experience, state licensing details, insurance certification (\$1M/\$2M general liability minimum required), and at least three (3) references for historic commercial/residential rehabilitation projects in Michigan.
5. Davis Bacon/Prevailing Wages do apply to the project.
6. Acknowledgement of Addenda: Signed receipt of all RFIs/Addenda issued prior to the submission date.

5. SUBMISSION PROCEDURES & BID CONDITIONS

- Submission Deadline: Bids must be received no later than Thursday, October 15th, 2026 at 2:00 PM EDT. Late proposals will not be evaluated.
- Submission Method: Proposals shall be delivered electronically in PDF format to:
 - Evert Housing Commission: director@evarthousing.org
 - Driven Design Studio: cody@drivendesignstudio.com
(Subject Line: "BID PROPOSAL - 101 S. Main Street First Floor Rehab")
- Owner Rights: The Evert Housing Commission reserves the right to accept or reject any or all proposals, waive informalities or irregularities in the bidding process, and select the proposal deemed most advantageous to the Commission.
- Permits & Fees: The Contractor is responsible for obtaining and paying for all local, state, and trade building permits and arranging for all required municipal inspections.

For questions regarding plan documents or site walkthrough details, please contact Cody Newman at Driven Design Studio PLLC.