



**INVITATION FOR BID
REPLACEMENT OF PEERLESS STEAM BOILER
FOR
MONTEITH BRANCH LIBRARY**

Prepared by:

***IFB-TL-2166
Issue Date: August 27, 2025
Proposal Due Date: September 19, 2025 by 2:00 p.m. EST***



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IFB-TL-2166

The Detroit Public Library is seeking bids from qualified firms to perform the in-kind replacement of a steam boiler at the Monteith Branch Library. This project is part of the Library's ongoing efforts to maintain essential building systems, ensure reliable heating, and address critical deferred maintenance. The scope includes removal of the existing boiler, asbestos abatement, site preparation, installation of a new Peerless steam boiler, and all associated testing and code compliance measures. All work shall support the Library's goals for safety, operational reliability, and long-term facility stewardship.

Proposals are to be addressed and submitted electronically via www.Bidnet.com, in accordance with the bid instructions and all other requirements as referenced in this document. Bids will be received until **September 19, 2025, 2:00 pm**, local time, after which no other bids will be accepted. The Procurement Department will publicly record all bids at that time. No other public disclosure will be made until after award of contract.



INSTRUCTIONS TO BIDDERS

1. Firms responding to this REQUEST FOR PROPOSAL ("IFB") shall submit their bids in the overall format as outlined in this solicitation.
2. Bidders shall submit **one original copy**, electronically, identifying the response as follows:

Bid Title: Replacement of Peerless Steam Boiler for Monteith Branch Library

- Bid Number: IFB-TL-2166
- Bid Due Date: September 19, 2025, 2:00 pm EST
- Company's name and address
- Bid must be signed to be acceptable

No telephone, electronic, or facsimile bids will be considered unless otherwise stated within this document.

3. **Late Bids will not be accepted or considered.** It is the responsibility of the Proposer to ensure that the bid is uploaded electronically prior to the date and time indicated. Telephone quotes will not be accepted. Time and date validation will occur in the Bidnet system and bids cannot be uploaded after the deadline.
4. **VENDOR CHANGES OR ALTERATIONS TO BID DOCUMENTS INCLUDING SPECIFICATIONS MAY RESULT IN A BID BEING CONSIDERED NON-RESPONSIVE.** The only authorized vendor changes to a bid document will be in the areas provided for a bidder's response, including the "Exceptions" section of the bid proposal. If a change or alteration to the documents is undetected and the bidder is awarded a contract, the original terms, conditions, and specifications in the Authorized Version of the bid document will be applicable during the term of the contract. The Detroit Public Library shall accept NO CHANGES to the bid document made by the Vendor unless those changes are set out in the "Exceptions" provision of the Authorized Version of the bid document. It is the Vendor's responsibility to acquire knowledge of any changes, modifications or additions to the Authorized Version of the bid document. Any Vendor who submits a bid and later claims it had no knowledge of any changes, modifications or additions made by the Detroit Public Library to the Authorized Version of the bid document, shall be bound by the bid, including any changes, modifications or additions to the Authorized Version.

If a bid is awarded to a Vendor who claims that it had no knowledge of the changes, modifications or additions made by the Detroit Public Library to the Authorized Version of the bid, and that Vendor fails to accept the bid award, the Detroit Public Library may pursue costs and expenses to re-bid the item from that Vendor.

5. The Authorized Version of the bid document shall be that bid document appearing on the MITN website with any amendments and updates. The Detroit Public Library officially distributes bid documents from the Procurement Department or through the Michigan Intergovernmental Trade Network (MITN) website. Copies of bid documents obtained from any other source are not considered official copies. Only those vendors who obtain bid documents from either the Procurement Department or the MITN website are guaranteed access to receive addendum information, if such information is issued. If you obtained this document from a source other than the sources indicated, it is recommended that you register on the MITN website, www.bidnetdirect.com and obtain an official copy.
6. Bids must be dated and signed by a duly authorized partner or corporate officer, with that person's name and title clearly identified. No bid shall be withdrawn for ninety (90) days from submission deadline unless otherwise stated in the bid document.
7. The Detroit Public Library reserves the right to:
 - a. Reject any and all bids received as a result of this IFB.
 - b. Waive or decline to waive any informalities and any irregularities in any bid received.
8. The selected vendor will be required to assume responsibility for all goods and services offered in the bid, whether or not the bidder produces them. Further, the selected vendor shall be the sole point of contact and responsibility with regard to all contractual matters, including payment of any and all charges resulting from the contract. All bids and other materials submitted shall become the property of the Detroit Public Library.
9. All changes in the IFB documents shall be through written addendum and furnished to all bidders. Verbal information obtained otherwise will not be considered in awarding of the bid.
10. Mandatory Site Visit

All prospective bidders are required to attend the mandatory site visit at the Monteith Branch Library.



11. RSVP to attend the mandatory site visit by emailing the Procurement Manager at, tlove@detroitpubliclibrary.org, no later than Tuesday, September 2, 2025, 4:00 p.m. EST.

The site visit schedule is as follows:

Monteith Branch Library, 14100 Kercheval Ave., Detroit, MI 48215
Wednesday, September 3, 2025 at 11:30 AM EST

12. Public Recording

A virtual meeting has been established for any prospective proposers that may be interested in the public recording of bids for the Detroit Public Library. Please see the following link for the public recording of the bids:

Join the meeting here

Meeting ID: 295 401 846 158 2

Passcode: tp3LL626

13. Procurement Timeline

Activity	Due Date
IFB Issued:	Wednesday, August 27, 2025
Site Visit RSVP Deadline (via Email):	Tuesday, September 2, 2025 4:00 PM EST
Site Visit (Mandatory)	Wednesday, September 3, 2025 11:30 AM EST
Vendor Questions Due (Bidnet Direct):	Friday, September 5, 2025 4:00 PM EST
DPL Response to Questions (Bidnet Direct):	Tuesday, September 9, 2025 EOD
Bids Due:	Friday, September 19, 2025 2:00 PM EST
Public Bid Open (Teams):	Friday, September 19, 2025 2:15 PM EST

SCOPE OF WORK

The Contractor shall furnish all labor, materials, equipment, and supervision necessary to complete the removal of the existing boiler and the installation of the new Peerless steam boiler as specified. All work shall be performed in accordance with applicable local codes, OSHA standards, manufacturer specifications, and any other regulatory requirements.

The Contractor's work shall include, but is not limited to, the following:

- Disconnect and safely cap all utilities serving the existing boiler prior to removal.
- Perform all required asbestos abatement and demolition activities related to the removal of the existing boiler, ensuring compliance with all environmental and safety regulations.



- Remove the existing boiler and properly dispose of all debris and hazardous materials in accordance with applicable laws.
- Prepare the boiler room for the new installation by infilling the existing boiler pit with compacted crushed concrete and patching the concrete floor as required. Provide and install a minimum 6-inch concrete housekeeping pad in accordance with industry standards.
- Furnish and install one (1) Peerless Model 211A-10-S-CSD-N steam boiler with the following specifications: 1,890 MBH Input, 1,476 MBH Output, 44.1 HP, 5-inch W.C. operating pressure, and 15 PSI steam pressure, equipped with On-Off controls.
- Assemble boiler components onsite and conduct hydrostatic testing of boiler sections to confirm system integrity.
- Furnish and install an emergency stop switch and carbon monoxide detector in the boiler room, consistent with code requirements and best practices.
- Obtain and pay for all permits, inspections, and approvals necessary for lawful performance of the work.
- Conduct start-up, testing, and operational checks of the installed boiler system, ensuring it functions according to manufacturer specifications and applicable codes.
- Maintain a clean and safe work environment throughout the project duration.
- Complete all work during normal business hours unless otherwise approved in writing by the Owner.

Additional Requirements

- The Contractor shall comply with all applicable health and safety regulations, including OSHA standards.
- All work shall be performed in a professional and workmanlike manner consistent with industry standards.
- The Contractor shall provide a warranty for labor and materials for a minimum period of [insert warranty duration] following final acceptance.
- The Contractor shall coordinate with the Owner to minimize disruption to library operations.

Cleanup and Waste Disposal

- Daily site cleanup is required to maintain a clean and orderly work area.
- All waste and debris generated by the work shall be removed and disposed of in accordance with applicable regulations.

General Exclusions

The following items are expressly excluded from the Contractor's scope of work and responsibility under this contract:

- Obtaining any required permits, licenses, or approvals, including but not limited to:
 - Building permits
 - Environmental permits
 - Right-of-way permits
 - Any other governmental or regulatory approvals



Unless otherwise specified in the contract documents, the responsibility for obtaining and paying for such permits shall rest with DPL.



MINIMUM QUALIFICATIONS AND EXPERIENCE

Proposers must demonstrate the necessary qualifications and experience to successfully perform the scope of work and be eligible to enter into a contract with the Detroit Public Library (DPL). The following information must be included in the Technical Proposal:

1. **Company Background and Relevant Experience**
 - Provide a brief history of the firm, including year founded, form of organization (corporation, partnership, sole proprietorship), and any subsidiaries or partnerships relevant to this work.
 - Detail the firm's experience aligned with the Scope of Work, with a minimum of **5–10 years** serving public or institutional clients.
 - Describe experience working with governmental or public sector clients, including the firm's ability to effectively collaborate with multiple stakeholders.
2. **Project Team Qualifications**
 - Provide résumés and qualifications of key personnel, including education, training, certifications, licenses, and relevant project experience.
 - Include an organization chart showing staff roles and responsibilities.
 - Identify the proposed Project Manager who will serve as the primary contact and be responsible for managing all aspects of the contract.
3. **Relevant Project Experience**
 - Describe at least **three (3)** similar projects completed within the past **five (5) years**, preferably for public or institutional clients, demonstrating experience aligned with the Scope of Work.
 - Include references with current contact information for each project.
4. **Project Timeline and Work Plan**
 - Present a detailed timeline and work plan covering key phases, deliverables, staffing, and coordination with DPL.
5. **Cost Proposal**
 - The cost proposal must be submitted **separately** from the Technical Proposal and broken down by facility, task, and any optional services.

TECHNICAL PROPOSAL SUBMISSION (No costs shall be included in the Technical Proposal)

Proposers must submit their Technical Proposal as a separate **PDF without password protection or restrictions** from the Price Proposal. No cost or pricing information shall be included in the Technical Proposal.

The Technical Proposal must include the following components:

A. Letter of Transmittal

The Letter of Transmittal must be addressed to Procurement and include:

1. Identification of the offering firm(s), including name, address, and telephone number.
2. Acknowledgment of any IFB addenda.



3. Name, title, address, telephone number, and email address of the proposer's contact person during the proposal evaluation period.
4. A statement confirming the proposal will remain valid for a minimum of **ninety (90) days** from the date of submission.
5. Signature of the person authorized to bind the proposer to the terms of the IFB.

B. Proposal Content

To be considered responsive, the Technical Proposal must fully address the following sections of the IFB:

- Overall Scope of Work and Operational Responsibilities
- Respondent's Performance History and Qualifications

Note: Pricing and cost information must be submitted **separately** in the Price Proposal.

PRICE PROPOSAL SUBMISSION

The Price Proposal must be submitted **separately** from the Technical Proposal as a distinct and sealed document. Proposers shall not include any pricing or cost information in their Technical Proposal.

The Price Proposal should include:

- A detailed fee schedule broken down by facility and task, including any optional services.
- Hourly rates, unit prices, or lump sum fees as applicable.
- Any assumptions or conditions related to pricing.
- Payment terms and conditions.

Failure to submit the Price Proposal separately may result in disqualification. The Detroit Public Library reserves the right to request additional pricing information or clarifications during the evaluation process.



FINANCIAL CAPACITY

Proposers must submit documentation demonstrating the financial stability of their firm for the past three (3) fiscal years. The required documentation shall include:

- Profit and Loss (Income) Statements
- Balance Sheets

These documents may be unaudited but must be signed by an authorized officer of the firm or accompanied by a letter from a certified public accountant (CPA) attesting to their accuracy. All financial information will be treated as confidential to the extent permitted by law and will be securely stored during the evaluation process. Upon completion of the evaluation, financial documents will be securely destroyed or returned to the proposer, in accordance with Detroit Public Library's data protection policies.

The Detroit Public Library reserves the right to request additional financial documentation or clarification during the evaluation process. Failure to provide the required financial information may result in disqualification.

METHODOLOGY AND APPROACH

Provide a narrative of how the Proposer intends to communicate and work with DPL on the various projects that may arise.

- Describe proposed responsibilities of the Proposer's assigned staff and coordination of activities with DPL
- Provide details on capacity, availability, scheduling, turnaround times, and response times of the Project Manager and staff
- Address any additional tasks not outlined in this IFB that should be considered

EXCEPTIONS AND DEVIATIONS

Include any approved exceptions and/or deviations to the IFB or addenda. Include any and all of the firm's own contracts or forms that it considers mandatory to use in connection with performing the Scope of Work. Note that to the extent that a firm's own contracts or forms contradict or purport to exclude any provisions of the IFB or addenda in whole or in part, the same will be treated as exceptions and/or deviations. Please note that any exceptions and/or deviations not approved in advance by DPL through addenda may result in the rejection of the proposal.

OWNERSHIP OF WORK PRODUCTS

The work products produced by the selected firm will become the sole property of DPL. This includes all work products produced in the media types, and includes, but is not limited to, program specific files such as database files and CADD files.



AWARD CLAUSE INCLUDING RENEWAL OPTIONS

If a contract is awarded as a result of this IFB it will be a Detroit Public Library Professional Services Contract. Any renewal option exercised under this contract is effective only after the approval of the Detroit Library Commission and the Chief Financial Officer. The Library anticipates one (1) award as a result of the IFB. The term of the contract will be for three (3) years, with two (2) one-year renewal options subject to approval by the Detroit Library Commission.

CONTRACT APPROVAL

Upon contract award, the Library and the respondent shall execute a Professional Services Contract, which shall contain all contractual terms and conditions in a form provided by the Library. No contract shall become effective until the contract has been approved by the required Library Departments and Detroit Library Commission and signed by the Library's Chief Financial Officer. Prior to the completion of this approval process, the respondent shall have no authority to begin work under the contract. The Chief Financial Officer shall not authorize any payments to the respondent prior to such approvals; nor shall the Library incur any liability to reimburse the respondent regarding any expenditure for the purchase of materials or the payment of services.

ADHERENCE TO TERMS OF PROPOSALS

A proposal once accepted by the Library, may become a binding contractual obligation of the respondent. The failure of a successful respondent to accept this obligation and to adhere to the terms of the respondent's proposal may result in rejection of the proposal and the cancellation of any provisional award to the respondent.

REJECTION OF PROPOSALS

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

QUESTIONS

All questions regarding the IFB shall be submitted through www.bidnetdirect.com. Respondents shall provide notice to take exception to any requirements of the Request for Proposals. Such exceptions may reflect negatively on the evaluation of the Proposal. The Library does not guarantee a response to questions not submitted after the question deadline of September 5, 2025, 4:00 pm.



ECONOMY OF PREPARATION

Proposals should be prepared simply and economically providing a straight forward, concise description of the contractor's ability to meet the requirements of the IFB. Emphasis should be on the completeness and clarity of content.

PAYMENT

All properly executed invoices submitted by the successful respondent will be paid in accordance with the Library's payment terms (Net 45). The Detroit Public Library does **not** provide advance deposits or upfront payments prior to the commencement of work. Payments will be made only for work completed and accepted in accordance with the terms of the contract.

ASSIGNMENT

The services to be performed by the respondent shall not be assigned, sublet, or transferred, nor shall the respondent assign any monies due or to become due to him under any contract entered into with the Library pursuant to these specifications, without prior written approval of the Library.

MISCELLANEOUS

It shall be the responsibility of the respondent to thoroughly familiarize themselves with the provisions of these requirements. After executing the contract, no consideration will be given to any claim of misunderstanding.

The respondent agrees to abide by the rules and regulations as prescribed herein by the Library as the same now exists or may hereafter from time-to-time be changed in writing.

MODIFICATION OF SERVICES AFTER CONTRACT APPROVAL

The Library reserves the right to modify the services provided by the respondent awarded a contract. Any modification and resulting changes in pricing shall be made by amendment to the contract by the respondent and the Library.

CHANGES IN FACTS

Proposers shall advise the Library during the time the Proposal is open for consideration of any changes in the principal officers, organization, financial ability of, or any other facts presented in the proposal with respect to the proposer or the proposal immediately upon occurrence.

CONFIDENTIALITY OF PROPOSALS

Proposals shall be opened with reasonable precautions to avoid disclosure of contents to competing offers during the process of evaluation. Once proposals have been publicly recorded they are subject disclosure as per the requirements of the Michigan Freedom of



Information Act.

NEWS RELEASE

News releases pertaining to these proposal specifications or the provisions to which they relate shall not be made without prior approval of the Library.

CHANGES IN PROPOSAL REQUIREMENTS

The Library may make changes to the requirements of this IFB, as it deems necessary. Respondents will be notified by email if any changes are made to the IFB. If changes are made, the Library may, at its discretion, extend the time allowed for submission of proposals.



REFERENCES

Proposers shall provide three (3) references for services outlined in this IFB. References shall be from projects of similar size and scope as the Library. These services should have been provided within the past five (5) years.

REFERENCE #1	
COMPANY NAME	
CONTACT PERSON	
ADDRESS	
PHONE NUMBER	
EMAIL	
YEARS OF EXPERIENCE	

REFERENCE #2	
COMPANY NAME	
CONTACT PERSON	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	
YEARS OF SERVICE	

REFERENCE #3	
COMPANY NAME	
CONTACT PERSON	
ADDRESS	
PHONE NUMBER	
EMAIL ADDRESS	
YEARS OF SERVICE	



CERTIFICATE OF INSURANCE

- I. The Detroit Public Library has specific certificate of insurance requirements. The Contractor shall maintain at its expense during the term of this contract, the following insurance:
 - A. Worker's Compensation insurance with Michigan statutory limits and Employer's Liability insurance with minimum limits of \$500,000.00 each accident, \$500,000.00 each disease, \$500,000.00 each disease/each employee.
 - B. Commercial General Liability insurance with a combined single limit of \$1,000,000.00 per occurrence subject to a minimum aggregate limit of \$2,000,000.00
 - C. Automobile Liability insurance covering all owned, hired and non-owned vehicles with personal protection insurance and property protection insurance to comply with the provisions of the Michigan No-Fault Insurance Act, including residual liability insurance with a minimum combined single limit of \$1,000,000.00. Include MCS90 endorsement (if hazardous waste will be transported by supplier's auto) with minimum property damage limits of \$1,000,000.00 each occurrence.
- II. If during the term of this contract, changed conditions or other pertinent factors, should in the reasonable judgment of the Detroit Public Library, render inadequate the insurance limits, the Contractor will furnish on demand such additional coverage as may reasonably be required under the circumstances. All such insurance shall be affected at the contractor's expense, under valid and enforceable policies.
- III. All policies shall name the Contractor as the insured and shall be accompanied by a commitment from the insurer that such policies shall not be canceled or reduced without at least thirty (30) days prior notice to the Detroit Public Library.

The Commercial General Liability insurance policy shall name the Detroit Public Library as an additional insured. Certificates of insurance evidencing such coverage shall be submitted to the Business Office, Purchasing Department, prior to the commencement of performance under this contract and at least fifteen (15) days prior to the expiration dates.



NON-COLLUSION AFFIDAVIT

IFB Number: _____ IFB Description: _____

I state that I am _____ of _____
(Title) (Name of Firm)

and that I am authorized to make this affidavit on behalf of my Firm, its Owner, Directors, and Officers. I am the person responsible in my firm for the price(s) and the amount of the bid.

I state that:

1. The price(s) and the amounts of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.
2. Neither the price(s) nor the amount of the bid, and either the approximate price(s) or the approximate amount of the bid, have been disclosed to any other firm or person who is a bidder or potential bidder, and they will not be disclosed before the bid opening.
3. No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive or other form of complementary bid.
4. The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or noncompetitive bid.
5. _____, its affiliates, subsidiaries, officers, directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

SIGNATURE OF PERSON SUBMITTING BID

BID NOTARY'S SIGNATURE

Subscribed and sworn to before me this _____ day of _____,
20__ in and for _____ County.

My commission expires: _____



SIGNATURE PAGE

Prices quoted shall remain firm for 90 days or bid award whichever comes first, except the successful bidder(s), whose prices shall remain firm for the entire contract period. The contract shall commence on date of award.

NOTE: The undersigned has checked the bid figures carefully and understands that he/she shall be responsible for any error or omission in this bid offer and is in receipt of all addenda as issued.

COMPANY NAME: _____

ADDRESS:

City State Zip

TAX ID: _____

TELEPHONE NUMBER: (____) _____ FAX NUMBER: (____) _____

E-MAIL ADDRESS: _____

PAYMENT TERMS: _____

ACKNOWLEDGEMENT:

I, _____, certify that I have read the INSTRUCTION TO BIDDERS and that the bid proposal documents contained herein were obtained directly from the Detroit Public Library or MITN website, www.bidnetdirect.com, and is an official copy of the Authorized Version.

COMPANY REPRESENTATIVE'S NAME:

(Print)

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE:

(Signature) *(Date)*