

**REPAIR AND PAINT PLASTER WALL  
AT  
MONTEITH BRANCH LIBRARY**

**Prepared by:**

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***IFB-TL-2171***

***Issue Date: February 11, 2026***

***Bid Due Date: March 4, 2026 by 2:00 p.m. EST***



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***IFB-TL-2171***

The Detroit Public Library (DPL) is seeking bids from qualified contractors to perform plaster wall and ceiling repairs, including surface preparation and finish painting, in the Adult Area and the northeast corner of the Children's Area at the Monteith Branch Library. This project is intended to restore damaged surfaces, improve the overall appearance and integrity of the affected areas, and support the Library's ongoing commitment to maintaining safe, code-compliant, and well-maintained facilities.

Bids are to be submitted electronically via [www.bidnetdirect.com](http://www.bidnetdirect.com), in accordance with the bid instructions and all other requirements as referenced in this document. Bids will be received until **March 4, 2026, 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 INVITATION FOR BIDS ("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: REPAIR AND PAINT PLASTER WALL AT MONTEITH BRANCH LIBRARY

- Bid Number: IFB-TL-2171
- Bid Due Date: March 4, 2026, 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 Vendor 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](http://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](mailto:tlove@detroitpubliclibrary.org), no later than Friday, February 20, 2026, 4:00 p.m. EST.

The mandatory site visit schedule is as follows:

Monday, February 23, 2026 8:45 a.m.  
Monteith Branch Library  
14100 Kercheval Ave.  
Detroit, MI 48215

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:

**Microsoft Teams meeting**

**Join:** <https://teams.microsoft.com/meet/25338893469915?p=FYeat6RD4GSGxBsefh>

Meeting ID: 253 388 934 699 15

Passcode: Kb6ys3cy

13. Procurement Timeline

Activity	Due Date
IFB Issued:	Tuesday, February 11, 2026
Site Visit RSVP Deadline (via Email):	Friday, February 20, 2026 4:00 PM EST
Site Visit (Mandatory)	Monday, February 23, 2026 8:45 AM EST
Vendor Questions Due (Bidnet Direct):	Thursday, February 26, 2026 4:00 PM EST
DPL Response to Questions (Bidnet Direct):	Friday, February 27, 2026 EOD
Bids Due:	Wednesday, March 4, 2026 2:00 PM EST
Public Bid Opening (Teams):	Wednesday, March 4, 2026 2:15 PM EST



## SCOPE OF WORK

### 1. Project Overview

The Detroit Public Library (DPL) is seeking bids from qualified contractors to repair water-damaged plaster walls and ceilings and apply a finished painted surface in the Adult Area and the northeast corner of the Children's Area at the Monteith Branch Library. All work shall be completed in accordance with this Scope of Work, applicable codes, and industry standards.

### 2. General Scope of Work

The Contractor shall furnish all labor, supervision, materials, equipment, tools, and incidentals necessary to deliver a complete and fully finished project, including but not limited to:

- Demolition and scraping of damaged plaster where water damage has occurred on walls and ceilings
- Removal of deteriorated materials down to sound substrate
- Installation of framing and lath where required
- Application of plaster weld or approved bonding agent
- Application of scratch coat, brown coat, and textured finish
- Finish texture to match existing adjacent surfaces as closely as possible, subject to DPL acceptance
- Painting of repaired surfaces to match existing finishes

If the Contractor identifies conditions that may affect the scope or pricing, such conditions must be raised **prior to bid submission** through the formal question process. Post-award scope expansion will not be permitted without written authorization from DPL.

### 3. Work Locations

Work shall be performed in the following areas of the Monteith Branch Library:

- Adult Area
- Northeast corner of the Children's Area

### 4. Work Schedule and Access

- Work shall be performed Monday through Friday, eight (8) hours per day
- Work start time shall be 7:00 a.m. or 8:00 a.m., as coordinated with DPL
- The Library will be closed to the public during construction
- A written Notice to Proceed will be issued prior to commencement of work

### 5. Codes and Standards

All work shall be performed in accordance with:

- Applicable Federal, State of Michigan, and City of Detroit codes



- OSHA safety standards
- Manufacturer specifications and industry best practices

#### 6. Mandatory Pre-Bid Site Visit

A mandatory pre-bid walkthrough and inspection of existing conditions will be conducted. Attendance and sign-in are required. Contractors who do not attend the mandatory site visit will be deemed non-responsive and ineligible to bid.

Following award, the Contractor shall meet with DPL prior to the start of work to confirm the construction schedule and receive a written Notice to Proceed.

#### 7. Protection of Building and Site

The Contractor shall take all necessary precautions to protect existing building components, finishes, and surrounding areas. The Contractor shall be responsible for repairing any damage resulting from its operations.

#### 8. Site Cleanup and Disposal

- The Contractor shall provide a dumpster on site during construction
- All debris shall be removed daily
- The site shall be left clean and free of materials at the conclusion of work
- The dumpster shall be removed no later than one (1) day after project completion

#### 9. Sales Tax Exemption

The Detroit Public Library is exempt from Michigan sales tax. DPL will provide its tax exemption documentation for material purchases related to this project.





## **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 Bid:

1. **Project Team Qualifications**
  - Identify the proposed Project Manager who will serve as the primary contact and be responsible for managing all aspects of the contract.
2. **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.
3. **Project Timeline and Work Plan**
  - Present a detailed timeline and work plan covering key phases, deliverables, staffing, and coordination with DPL.
4. **Cost Proposal**
  - The cost proposal must be submitted with a break down by task and any optional services.

## **BID SUBMISSION**

Proposers must submit their bid as a **PDF without password protection or restrictions**.

The bid must include the following components:

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.

## **BID CONTENT**

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



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

## **PRICE PROPOSAL SUBMISSION**

The Price Proposal should include:

- A detailed fee schedule broken down by facility and/or 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.

The Detroit Public Library reserves the right to request additional pricing information or clarifications during the evaluation process.



## **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 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](http://www.bidnetdirect.com).* Respondents shall provide notice to take exception to any requirements of the Invitation for Bid. 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 February 26, 2026, 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](http://www.bidnetdirect.com), and is an official copy of the Authorized Version.

COMPANY REPRESENTATIVE'S NAME:

\_\_\_\_\_  
*(Print)*

SIGNATURE OF AUTHORIZED COMPANY REPRESENTATIVE:

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