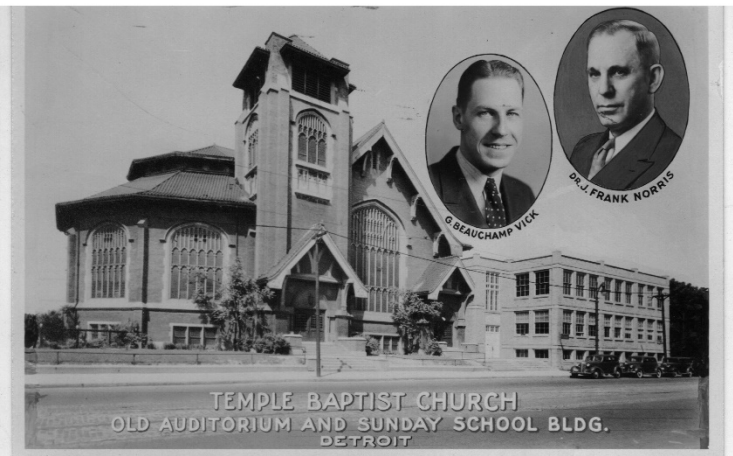


# RFP 00335211

## Questions and Answers



*Question 1: Attached is a postcard (from the private collection of Mike McCleer, architect) of the King Solomon Baptist Church prior to the construction of the south addition. It shows a (clay) tile roof on the original church structure. Will a new roof of (clay) tile be required for this structure?*

**Answer 1: No. Architecture asphalt shingle will be installed.**

*Question 2: The postcard also shows the details of two roof levels of the church's original half-round wing. This half-round wing was swallowed up by the later South addition, which also blocks what is left of this roof from being seen from the sidewalk. Will a rebuilding of this roof's original structure and detailing be required?*

**Answer 2: The roof structure shown in the postcard is largely intact and is referred to in the RFP as the Central core steep slope roof. There is a high probability that some of the structural members of the sanctuary roof will need to be repaired and or strengthened as a part of the overall roofing project. The design consultant will be responsible for recommending the extent of needed repairs.**

*Question 3: Are the gable roofs over the two entry doors facing Fourteenth Avenue part of this project?*

**Answer 3: No.**

*Question 4: Regarding the roof of the original church, it would seem that a new & complete roof membrane is required. It would also seem that a new & complete wood roof decking is required. And it would also seem that there are parts of the supporting roof structural support that need to be replaced (i.e., the missing roof structure at the church's SW corner. What of the remaining roof structural support? Could the desired services (inspection, replacement of elements as required, etc.) be clarified?*

**Answer 4: The design consultant will need to inspect the roof, its complaints, and structure and recommend necessary repair, replacement, strengthening or other treatments.**

*Question 5: The trashed state of the church's interior is a negative for a successful project. It will hamper the architect/engineer from properly inspecting and measuring; it will discourage potential bidders, causing them to inflate their bids. And it will have to be cleaned out before construction can ensue. Instead, can the SHPO have it cleaned out before these activities begin?*

**Answer 5: No.**

*Question 6: Although the City of Detroit building permit will be obtained by the construction contractor, will the architect/engineer be involved in obtaining this permit, including the review by the City of Detroit Historic office?*

**Answer 6: Yes. The design consultant will need secure the HDC review and approval of the project.**

*Question 7: Are there any drawings available that could be shared?*

**Answer 7: No.**

*Question 8: Are there previous reports on the building that could be shared? Master Plan, preservation plan or Historic Structures report?*

**Answer 8: No**

*Question 9: Is there any knowledge as to the original roofing material at the sanctuary and bell tower?*

**Answer 9: It may have been clay tile, but the intent is to install a new architectural asphalt shingle roof on the Central core steep slope roof.**

*Question 10: Three roofs are noted in the RFP, but there are four roofs; is there no concern about the north addition building roof?*

**Answer 10: This project is funded through an NPS grant and the scope of work is limited to the 3 roofs noted in the RFP. The roof of the north wing is not a part of this contract.**

*Question 11: Is the goal of the roof replacement to weatherproof and mothball the building?*

**Answer 11: The goal of the project is to create a weatherproof roof system.**

*Question 12: Due to exterior concerns (cracking, brick loss, etc.) should a cursory envelope review of the building be part of the services provided?*

**Answer 12: No.**

*Question 13: Is the building currently being used? If not, how long has it been empty?*

**Answer 13: No.**

*Question 14: Are there known issues (leaks, collapses) at the roofs?*

**Answer 14: Yes. There is extensive leaking at all roofs. There are numerous large holes and failures in the Central core steep slope roof and tower roof decks and coverings. There are no holes or failures in the south low-slop roof structure.**

*Question 15: Given concerns about being able to safely access the interior and get up to the interior of the bell tower, church roof and addition roof, will the Design Team need to include services to provide safe interior access?*

**Answer 15: Yes. The design team will need to provide safe interior access measure as they deem necessary.**

*Question 16: Can the roof inspection be by lift (up-close) or drone/binocular only?*

**Answer 16: The roofs can be accessed from the interior of the building, via lift on the buildings south, east, and north sides. The roofs cannot be accessed from the west side due to power lines immediately adjacent (approximately 2'-6") to the building's elevation.**

Question 17: Based on the contract completion date of May 30, 2022, would the Design Team be required to submit a quarterly progress report for July 15<sup>th</sup> and September 15<sup>th</sup> as stated under Contractor Provide Progress Reports on Page 3 of the RFP and under Project Control and Reports in Section IV?

**Answer 17: No, quarterly progress reports after the completion date of May 30, 2022 are not required.**

Question 18: Is a structural analysis of the existing roof decks and supporting members required as part of this project? It is likely that repair or replacement of the roof structure will be required to safely support reroofing construction activities.

**Answer 18: Yes.**

Question 19: Are other future construction projects planned within the building that need to be coordinated with the roofing scope?

**Answer 19: Not at this time.**

Question 20: Are original construction documents available for any portion of the building?

**Answer 20: No.**

Question 21: Has an environmental study been performed of the existing building materials to determine the presence of hazardous material? If not, is hazardous material testing required to be performed by the bidders as part of this project?

**Answer 21: No.**

Question 22: Will the 'Contractor' be responsible for submission to the Detroit Historic Commission?

**Answer 22: Yes.**

Question 23: Please provide a progress report form.

**Answer 23: See Attached.**

Question 24: Based upon future interior restoration efforts, where is the preferred location of the thermal barrier at the steep sloped roofs? At the underside of the sloped roof deck or directly above the (future) finished ceiling?

**Answer 24: Future insulation will not be applied directly to the underside of the roof deck.**

Question 25: Will masonry repairs at the parapet walls be included as part of this project? Or is a simultaneous/future masonry facade restoration project planned?

**Answer 25: No, masonry repairs are not part of the project.**

Question 26: Are power and water available at the building?

**Answer 26: Electric is on and available. There is no water.**

Question 27: Is the gas turned off at the building?

**Answer 27: Gas is turned off.**

Question 28: Are aerial lifts and drones (interior and exterior) acceptable for use during the roof assessment?

**Answer 28: Yes.**

Question 29: Confirm if the gable roofs above the ground floor entrances are included in the scope?

**Answer 29: They are not included.**

Question 30: Confirm that architectural services are for survey, construction drawings, and meeting attendance only and do not include permit coordination, bidding, negotiation, or construction administration

**Answer 30: This RFP is for survey, construction drawings and specs, and meeting attendance only.**

*Question 31: Confirm that all work involving any existing hazardous materials are by owner and not in the contractor's scope*

**Answer 31: The RFP is not for work. It is for construction drawings and specs only.**

*Question 32: Confirm that SHPO/Church progress meetings will be virtual or in person. If in person, assume location will be at King Solomon Church.*

**Answer 32: Meetings will likely be a combination of in person and virtual. Per the RFP, 2 meetings at the beginning of the project will be at King Solomon Church in Detroit; two are to be determined.**

*Question 33: Is the building occupied in the areas of work? If so, will protections for occupants during survey work need to be provided?*

**Answer 33: The building is unoccupied.**

*Question 34: Confirm that all deteriorated materials to be replaced will match existing (ie: asphalt shingles and membrane roofing). Will substitute materials be allowed?*

**Answer 34: Yes. Existing materials are to be replaced to match existing. The use of subsite materials may be acceptable depending on their location.**

*Question 35: The "roof" for scope purposes includes the roof covering, soffits, fascias, brackets, decking, insulation, flashing, waterproofing membranes, and any wood or steel structural framing members in place to fully support the roof system*

**Answer 35: Yes.**

*Question 36: Are the clearstory windows in the upper octagon shaped roof part of the scope?*

**Answer 36: No.**

*Question 37: Confirm that there is no interior access to the bell tower*

**Answer 37: There is no safe interior access to the bell tower.**

*Question 38: Confirm that work to adjacent masonry surfaces (attached to roof flashings) are not in scope of work. Includes mortar repointing and repair/resetting of displaced or missing masonry units*

**Answer 38: Masonry work is not included in this RFP.**

*Question 39: Is there a schedule or established dates that are associated with each phase of the project?*

**Answer 39: No. It is the bidder's responsibility to provide a proposed schedule that meets the May 2022 deadline.**

*Question 40: Does the ownership team expect Mechanical & Electrical services associated with the design or future construction documentation?*

**Answer 40: No.**

*Question 41: Is there a budget associated with the approved grant?*

**Answer 41: Yes. The SHPO was awarded an African American Civil Rights Grant from the National Park Service. This amount must cover both phases of the project, this RFP for the construction drawings AND the actual roof replacement work.**



GRETCHEN WHITMER  
GOVERNOR

STATE OF MICHIGAN  
MICHIGAN STRATEGIC FUND  
STATE HISTORIC PRESERVATION OFFICE

QUENTIN L. MESSER JR.  
PRESIDENT

<b>Project Name:</b>	
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**Consultant Contract  
Quarterly Progress Report**

**This Consultant Quarterly Progress Report is due each  
January 15, April 15, July 15, and September 15 during the project period**

Dear Project Coordinator:

1. Briefly describe the work accomplished to date in the consultant agreement between the Michigan State Historic Preservation Office (SHPO) and your organization.
2. Review your performance schedule and briefly explain any anticipated need for changes in due dates. If changes are needed, please propose a revised schedule. Note any special problems which may affect the completion of the project by the due date.
3. Please explain any difficulties or conflicts that you have encountered.

\_\_\_\_\_  
Project Coordinator (signature)

\_\_\_\_\_  
Date

**Please email the completed report to:  
Joelle Y. Letts  
Grants Manager/Budget Specialist  
State Historic Preservation Office  
300 N. Washington Square  
Lansing, MI 48913  
[LettsJ1@michigan.gov](mailto:LettsJ1@michigan.gov)**

