GRANGER
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Request for Proposal for Geotechnical and Materials Testing Services
Dexter High School and Wylie Elementary School Additions, and Athletic Building
Dexter Community Schools 2025 Bond Program

July 29, 2025

Dexter Community Schools (DCS) requests proposals to engage a professional geotechnical and materials testing consultant (Consultant) to provide services to evaluate soil conditions, to support the Architect in developing construction documents, to make recommendations for dealing with emergent field geotechnical conditions, and to provide on-site inspection and materials testing services to support the CM in construction of two high school additions, one elementary school addition and a new athletic building and other site amenities.

Provide a Not-to-Exceed lump sum proposal to perform the work described herein. All proposals are to be submitted in PDF file format **via BuildingConnected** no later than **2:00 pm (EST) Thursday, August 14, 2025.**

Economy of preparation is valued. Company brochures and general literature are not needed in the proposal. Timely receipt of proposals remains the bidder's responsibility.

Bidders must inspect the sites before offering a proposal. Proposals must include all the services requested.

All bid documents are available in the BuildingConnected Files via email invitation or the link below:
https://app.buildingconnected.com/public/5565f9b93ad9f70800b26d32

The Owner requests all pre-proposal correspondence and communication regarding this project be conducted through the CM attention of Greg Brand through **BuildingConnected Messages**. The Architect (A/E) of record is TMP Associates (contact: Mary Cay Lancaster). The Civil Engineer is Beckett and Raeder Inc. (contact: Brian Barrick).

After review of proposals received, DCS reserves the right to award directly and to assign the contract to its CM. (A copy of the CM's standard professional services agreement is provided in the bid documents.) DCS may choose to interview a qualified firm (or firms) or to award directly without interview based upon the proposal submittal. DCS reserves its right to waive any irregularity in proposals, and to accept, or decline, any or all proposals as it deems in its best interests.

DCS intends to award to the firm providing the most advantageous combination of timeliness of services, professional expertise, cost, and quality. Timeliness is of crucial importance to the Owner and duration of services to completion will be a key consideration of the award. The ability of this Consultant to become knowledgeable of the site and to promptly begin geotechnical evaluation work is a key criterion for selection, and is of crucial importance to DCS, the AE, and the CM.

General Project Information – DCS is planning to build additions at Wylie Elementary and Dexter High School, and a new athletic building at Dexter High School.

The proposed preliminary qualification bond application which includes a breakdown for the different parts of the project is attached to this RFP.

HEADQUARTERS
6267 Aurelius Rd
Lansing, MI 48911-4230

517.393.1670 P
517.393.1382 F

WEST MICHIGAN
940 Monroe Ave NW, Ste 142
Grand Rapids, MI 49503

616.454.2900 P
616.454.9700 F

SOUTHEAST MICHIGAN
39475 13 Mile Rd, Ste 204
Novi, MI 48377

248.724.2950 P
248.489.5753 F

www.grangerconstruction.com

Allowance - Include within the Consultant's Not-to-Exceed proposal amount an allowance of $30,000 for work required by the Owner as directed by the CM. Include labor rates for proposed staff. This allowance is for the benefit of the project for work not included within this RFP and is only to be expended given advance written approval by the CM.

Owner Provisions – The Owner will provide the awarded Consultant with access to the site, and any requested existing civil plans. The CM and Owner do not warrant the suitability of these documents.

Schedule – Upon Consultant award, surveys should be made in the following order of priority: DHS main entry addition, Wylie classroom addition, DHS Classroom addition, then new athletic building. An early submission of a preliminary geotechnical report in advance of the final report is desired. Speed of report completion will be a consideration of award.

Pro-forma Requirements:

1. All work prepared by the Consultant shall be of high professional quality and is subject to the approval of DCS, Granger Construction Company, TMP Architecture, Beckett and Raeder, and appropriate public agencies.
2. The Consultant shall be engaged as a member of a professional services team and shall be relied upon by the CM and A/E to manage their services in such a way as to complete all required services for the project within the Not-to-Exceed price proposed by the Consultant. Additional funds shall not be requested nor granted unless the Consultant can demonstrate clearly to the satisfaction of the A/E and the CM, that the Consultant could not have reasonably foreseen such a cost or, unless the CM, the Architect and the Owner agree it is in the best interest of the project.
3. It is presumed that any out of pocket expenses, travel, lodging, overhead, profit, labor and material costs shall all be provided within the proposal cost.
4. The entire geotechnical report(s) and all field work shall be prepared under the supervision of and sealed by a registered engineer showing State of Michigan registration number. Consultant shall visit the site and make his/her own site inspections to validate any technical staff work as required.
5. Delivery of the draft and final reports shall be both printed and digital, as required by the CM and Architect, and shall become the property of the Owner.
6. The Consultant will be contracted to Granger under its standard Professional Services Contract, and the Consultant's work and coordination of the work, shall be directed by the CM on behalf of the Owner.
7. Standard insurance requirements shall be required, including general liability, auto, worker statutory, and professional liability coverages.
8. Payment shall be made to the Consultant monthly, without retainage, based upon a schedule of values approved by the CM.
9. The Consultant's standard terms and conditions for delivery of service shall apply only if specifically agreed to by the Owner and CM and attached to the agreement.
10. Provide only the services specified unless the CM issues a written field order or change order.

11. The Consultant shall attend meetings as required with the Architect and the Engineer to facilitate design.
12. The Consultant is to attend meetings with interested municipalities, with the CM, or the Architect/Engineer present, as required to assure the geotechnical report meets the design requirements of the affected municipalities/agencies.
13. During the Construction phase of the work, beyond routine testing on site, the Consultant's project manager shall attend meetings as required to provide coordination between the earthwork contractor's crews and the other trade contractors in order to observe unusual field conditions, interpret how to apply the geotechnical report information and otherwise as required to facilitate cost effective completion of the work on behalf of the Owner and the project.

Desired Proposal Contents: The proposal should include the following elements in order:

1. Proposals should be addressed to Dexter Community Schools as follows:
   Christie Bueche, Chief Financial Officer
   Dexter Community Schools
   2704 Baker Rd
   Dexter, MI 48130
   sraschke@dexterschools.org

   Submit in PDF format electronically via BuildingConnected.

2. Provide Consultant's statement of understanding of the project, approach to the work, ability to implement all the responsibilities defined herein expeditiously and acceptance of all requirements of this RFP. Discuss how the K-12 experience of the Consultant allows it to present a Not-to-Exceed proposal given the preliminary information of this RFP (3 pages maximum).
3. Provide a schedule of values for the proposed work.
4. Provide brief statement of qualifications, (registration, ISO certification, etc.).
5. Provide three (3) references with contact names and phone numbers for projects of similar nature.
6. Provide an organization chart and resumes of key personnel proposed for this project and their roles (do not switch these personnel without CM request/approval).
7. Provide sample insurance certificate with available limits.
8. State why your firm will provide best value for these services (one-page maximum).
9. Provide proposed schedule for each phase of the work including geotechnical report data collection, required meeting schedules, soonest delivery date of the draft geotechnical report for discussion and completion of final geotechnical report for distribution for both the on-site and the off-site elements of the work. Include all required coordination and permits from offsite municipalities as required to test substrate and to provide onsite testing during reconstruction of public roadway improvements.
10. Provide a firm Not-to-Exceed proposal for all services specified herein for geotechnical report and materials testing services on the fully executed **Proposal Form (provided**

electronically via BuildingConnected), supported by a proposed schedule of values identifying the cost of all elements of the geotechnical report and materials testing services as identified in Appendix A. Provide unit prices for directed additional services. **Include Allowance within base proposal**. Cost saving ideas are welcome and may be considered as a part of the award if a complete base bid is tendered. Submit cost savings or value engineering proposal on separate sheet within your proposal.

Questions regarding the requirements of this RFP, including the attached appendices, should be directed in writing via BuildingConnected Messages to Greg Brand at Granger Construction Company. Do not contact the Owner.

On behalf of DCS, thank you for your proposal.

Sincerely,
GRANGER CONSTRUCTION COMPANY

Gregory J. Brand, PE

CC: Christie Bueche, DCS
Mary Cay Lancaster, TMP
Brian Barrick, BRI
Jeff Tuley, Granger

Attachments: Appendix A – Scope of Work
Appendix B – DHS Soil Boring Plan
Appendix C – Granger Sample PSA