



***REQUEST FOR PROPOSALS  
FOR  
TUB TO SHOWER CONVERSION***

Mail or submit proposals to:

Sharon L Maki, Executive Director  
Marquette Housing Commission  
316 Pine Street  
Marquette, Michigan 49855

**By 5:00 P.M. EST  
Thursday, June 12, 2025**

Proposals received after the date and time specified will not be accepted.

## **REQUEST FOR PROPOSALS**

### **I. INTRODUCTION**

Pine Ridge Marquette (PRM) is looking to convert approximately 115 (one hundred fifteen) tubs to walk in showers. Summary of work to be performed:

#### **Option 1**

- Remove existing tub, tile, drywall, shower curtain rod, trim rings and dispose of
- Core hole for shower drain and terminate waste lines to stack
- Install 32" x 60" shower pan
- Plumb and install a new shower valve
- Abate drywall mud and prep wall cavity with nailers for grab bars
- Supply and install 62' of 1/2" shower board
- Terminate tile to wall with 23' of termination metal
- Tile, grout and seal tile complete
- install grab bars
- Supply and install soap dish/shampoo solution
- Terminate shower pan to floor, caulk and seal as necessary
- Dispose of all waste generated from the job

#### **Option 2 (addendum 1) or equivalent**

- Remove existing tub, tile, drywall, shower curtain rod, trim rings and dispose of
- Core hole for shower drain and terminate waste lines to stack
- Plumb and install a new shower valve
- Abate drywall mud and prep wall cavity with nailers for grab bars
- Install Oasis 3-piece 60" Shower compartment with integral molded seat and activlife 3-wall full reinforcement wrap package.
- Install grab bars
- Mud and finish drywall to surround
- Terminate shower pan to floor, caulk and seal as necessary
- Dispose of all waste generated from the job

### **II. DESCRIPTION OF AGENCY**

Pine Ridge Marquette is a multi-family high rise located in the city of Marquette in Upper Peninsula of Michigan. The primary revenue sources for the Pine Ridge are Department of Housing and Urban Development (HUD) rental subsidies and tenant rental payments. Pine Ridge Marquette is managed by the Marquette Housing Commission.

### **III. SCOPE OF SERVICES REQUIRED**

Pine Ridge Marquette is requesting a cost proposal and qualifications to convert 115-bathroom tubs to shower units.

### **IV. SUBMITTAL OF PROPOSAL**

Pine Ridge Marquette requires each Proposer responding to RFP to submit one (1) original proposal addressed as follows:

Marquette Housing Commission  
316 Pine Street  
Marquette, Michigan 49855  
Attn: Sharon Maki, Executive Director

Pine Ridge Marquette reserves the right to accept or reject any or all proposals; to waive technicalities and to award the contract to the most responsive proposal that best meets the needs of PRM. PRM will review proposals' compliance with submission requirements. Proposals that do not meet the submission requirements or submitted after the deadline will be determined as nonresponsive and not considered.

Any questions concerning the Request for Proposal should be directed in writing to Sharon Maki at [smaki@mqthc.org](mailto:smaki@mqthc.org). Offerors must submit all questions, in writing, to PRM at least seven (7) days prior to the date proposals are due. PRM will answer written, timely submitted questions in written addendum to the RFP. PRM will have these addenda on file and available for inspection at PRM's main office not later than five (5) days prior to the proposal submission date. Oral communication is strongly discouraged and PRM will not be bound by any such communication regarding RFP.

**All proposals must be received on or before 5:00 P.M., Thursday, June 12, 2025**

## **V. FORM OF PROPOSAL**

### **A. STATEMENT OF PROPOSER'S QUALIFICATIONS AND EXPERIENCE**

1. Three (3) references from clients with similar types of needs including governmental entities, non-profit entities and/or housing commissions.

### **B. COST OF SERVICES**

Proposer is required to provide total cost of services through completion of the project.

## **VI. OTHER**

At the Proposer's option, any relevant information not specifically requested above may be included to enhance the proposal submission

## **VII. QUALIFICATIONS**

### **A. MINIMUM QUALIFICATIONS**

1. Licensed in the state of Michigan
2. Knowledgeable of Davis-Bacon wage requirements.
3. Previous experience working with occupied rental units.

## **VIII. METHOD OF SELECTION**

PRM will review and screen all written proposals based on qualifications and criteria set forth above. PRM may conduct competitive negotiations with one (1) or more proposers.

#### **IX. CRITERIA FOR SELECTION**

PRM will evaluate the elements of Proposer's response and will be assigned according to the objective criteria:

**A. RELEVANT EXPERIENCE OF THE CONTRACTOR**

**B. QUALIFICATIONS OF INDIVIDUAL(S) TO BE ASSIGNED AS PROJECT MANAGER**

**C. BID PRICE**

#### **X. GENERAL**

All proposals and materials contained therein shall become the property of PRM upon submittal. Regardless of outcome, Proposer shall not hold PRM responsible for any expense in the preparation of its RFP or in negotiating toward a contract. PRM will reject the proposal of any proposer who is debarred by the U.S. Department of Housing and Urban Development (HUD). The determination of the criteria and process whereby proposals are evaluated, and the decision as to who shall receive a contract award or whether or not an award shall be made as a result of the RFP, shall be at the sole discretion of PRM and Marquette Housing Commission Board of Commissioners. The PRM reserves the right to reject any and all proposals for any reasons at its sole discretion.

#### **XI. CONTRACT AND AWARD**

Award will be to the firm which is determined to be in the best interest of the PRM. The contract for architectural services in this RFP document will be subject to the approval of Marquette Housing Commission's Board of Commissioners. The contract shall commence on the date specified therein and shall terminate upon completion of all services required pursuant to the contract.

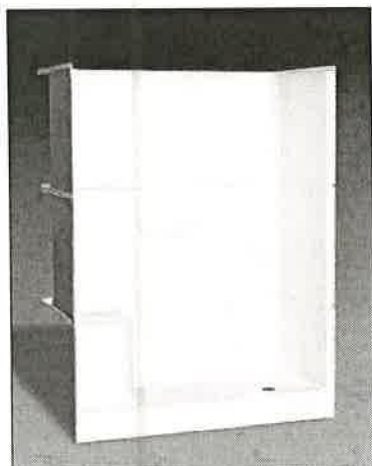
#### **XII. PROCUREMENT SCHEDULE**

Thursday, May 15, 2025	RFP issued and available
Thursday, June 5, 2025	Final day to submit written questions (e-mail or fax acceptable)
Thursday, June 12, 2025	Proposals due
Thursday, June 19, 2025	Contract Awarded

Addendum 1

## Oasis 3-Piece, 60-inch Shower Compartment With Integral Molded Seat and ActivLife 3-Wall Full Reinforcement Wrap Package

60-inch / Private Access / Reinforced Only



**Specification** – Oasis 3-piece FRP gelcoat shower compartment, SH3P-6032 RS or LS, having a single contoured seat and offered in a standard 4-inch or 6-inch (ABF) dam configuration. ActivLife package includes factory applied, 3-wall, full-wrap reinforcement, exceeding (HUD/FHA) 'Fair Housing' requirements.

### Standards Certification:

The shower compartment listed is manufactured in compliance with ANSI Z124 Standards, and certified through an ongoing, independent quality assurance and testing program.

# Oasis®

SH3P-6032 LS / 3SF

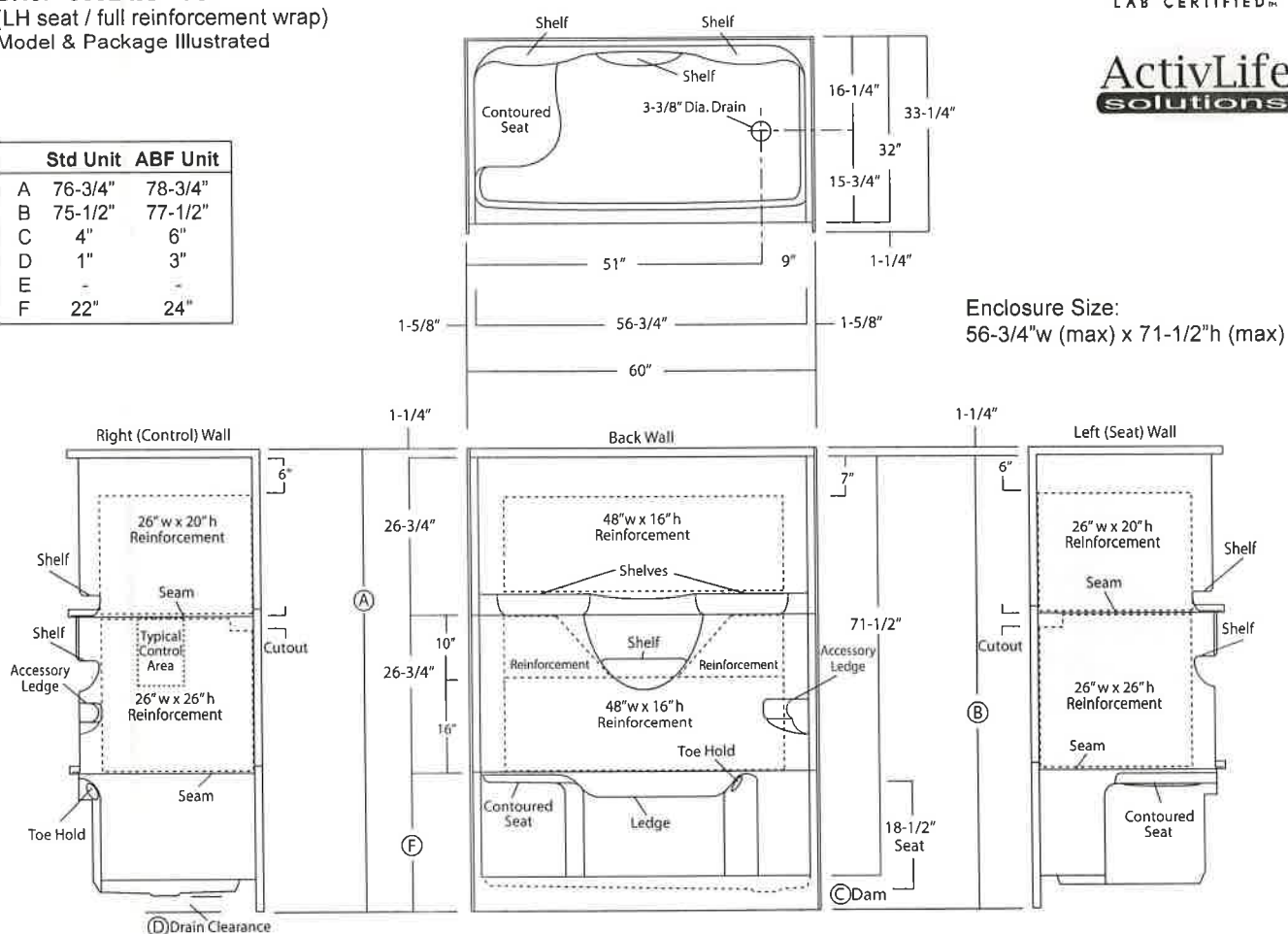
(LH seat / full reinforcement wrap)  
Model & Package Illustrated

	Std Unit	ABF Unit
A	76-3/4"	78-3/4"
B	75-1/2"	77-1/2"
C	4"	6"
D	1"	3"
E	-	-
F	22"	24"



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solutions



Dimensions shown are maximum. Due to the nature of the materials involved, actual unit dimensions can vary (tolerances: +0 / -3/8 inch).  
Oasis reserves the right to modify or discontinue product and/or associated equipment without prior written or verbal notification or obligation.

Model ID	Package Code	Description (define configuration referencing seat side)
SH3P-6032 RS (right seat)(Std or ABF) / 3SF		60" x 32", 3-piece, end drain shower with contoured right or left hand seat, 4" (std) or 6" (ABF) dam, and ActivLife 3-wall full reinforcement wrap package.
SH3P-6032 LS (left seat)(Std or ABF) / 3SF		

**Package Notes:**

1. Model available without listed package.
2. For REINFORCEMENT ONLY for horizontal bars (HUD/FHA-Fair Housing), see ActivLife "FH" package code.
3. Model available with a mid-level reinforcement wrap (with or without package components), see ActivLife "3SM" package code.
4. Model available with 2-bar or 3-bar packages, see ActivLife "BP1-60" and "BP2-60" package codes.

