Request for Proposal (RFP)

985 Michigan Ave. Detroit MI 48226

Landscaping and Snow & Ice Removal Services

Issue Date: 7/10/2026
Proposals Due: 8/10/2026 by 4:00PM

1. Organization Overview

Gesher Human Services is a Michigan-based nonprofit organization providing behavioral health services, workforce development services (including Michigan Works! One-Stop Career Center operations), residential and clubhouse services for individuals with mental health conditions, and supports coordination, skill building, and supported employment for individuals with intellectual and developmental disabilities. Gesher is issuing this Request for Proposal (RFP) to secure a qualified vendor to provide landscaping/grounds maintenance and snow and ice removal services at the federally occupied facility located at 985 Michigan Avenue, Detroit, MI.

2. Purpose

Gesher Human Services ("Gesher" or "Company") is seeking proposals from qualified, licensed, and insured landscaping and snow removal contractors to provide routine grounds maintenance and seasonal snow/ice removal services in a manner that maintains a safe, professional, and welcoming environment for staff, program participants, and community partners.

3. Site Location(s) and Facility Information

Services are required at the following location:

- 985 Michigan Avenue, Detroit, MI 48226

Note to proposers: This site is a federally occupied facility. Proposers should review Section 7 regarding federal compliance requirements applicable to this location before submitting pricing. Site walk-throughs are available by appointment. Contact information for scheduling is provided in Section 11.

4. Scope of Work

The awarded Contractor shall furnish all labor, personnel, equipment, materials, tools, supplies, supervision, and management necessary to perform the services described below, in accordance with all applicable federal, state, and local laws, codes, and industry standards, including OSHA requirements.

4.1 Landscaping and Grounds Maintenance

Routine grounds maintenance shall include, at minimum:

- Turf mowing and edging on a regular seasonal schedule (proposers should specify frequency, e.g., weekly during active growing season)
- Pruning of trees and shrubs to remove dead, damaged, or diseased growth and maintain a safe, attractive appearance
- Bed maintenance, including weeding and removal of debris from all flowerbeds and landscaped areas
- Mulch delivery and installation in flower and shrub beds as needed
- Spring and fall clean-up services
- Core aeration (minimum one time per season)
- Fertilization and weed control applications (specify number of applications per season)
- Fertilization and pest/disease control for ornamental trees and shrubs
- Leaf removal, including clearing storm drain openings of leaves and debris
- Crack and crevice weed control on sidewalks, parking lots, and roadways as needed
- Irrigation system inspection, adjustment, and minor repair notification (if irrigation systems are present at a given site)
- Maintenance of unimproved grounds and fence lines to keep grasses/weeds at a safe, neat height

Proposers must identify all products and chemicals proposed for use and confirm compliance with Michigan pesticide licensing requirements. Preference will be given to contractors who can demonstrate use of environmentally responsible/green landscaping products and integrated pest management practices, consistent with Gesher's commitment to responsible stewardship, though this is not a mandatory requirement.

4.2 Snow and Ice Removal

Snow and ice removal services shall include, at minimum:

- Clearing of entrances, steps, landings, sidewalks, parking areas, driveways, and handicapped-accessible routes
- Automatic (no-call-needed) response when accumulation of two (2) or more inches has fallen, or when unsafe icing conditions are present
- Mobilization to site and commencement of work within one hour of triggering accumulation
- Clearing completed to allow safe building access by 7:00AM on business days and 8:00AM on Holidays and weekends.
- Use of ice-melt materials that are safe for pedestrian and vehicle surfaces; contractor to specify products proposed
- Adequate on-call staffing and equipment during predicted snow events, including weekends and holidays if program operations require it
- A designated point of contact and phone/pager number for emergency notification, provided to Gesher prior to contract start
- Prompt notification to Gesher's facilities contact of any hazardous conditions, equipment failures, or delays

Proposers should submit a written snow removal plan describing equipment, staffing levels, response triggers, and communication procedures as part of their proposal (see Section 8).

5. Contract Term

The initial contract term shall be twelve (12) months from the effective date, with Gesher retaining the option to renew for up to two (2) additional one-year terms, subject to mutual written agreement and satisfactory contractor performance.

6. Insurance Requirements

Because this site is a federally occupied facility, insurance coverage must meet or exceed the minimums required under FAR 52.228-5 (Insurance — Work on a Government Installation), in addition to Gesher's own requirements. At minimum, the awarded Contractor shall maintain:

- Commercial General Liability (comprehensive form): $500,000 per occurrence for bodily injury, $50,000 per occurrence for property damage (FAR 52.228-5 minimum) — Gesher may require higher limits depending on final contract terms
- Automobile Liability: $1,000,000 combined single limit
- Workers' Compensation: statutory limits as required by Michigan law

A current certificate of insurance naming Gesher Human Services as an additional insured must be provided prior to contract execution and upon each renewal. The Contractor should be prepared to waive rights of recovery against Gesher for injuries sustained by the Contractor's own employees while performing work under this contract, consistent with standard federal-site subcontract terms.

7. Compliance and Regulatory Requirements

The Contractor shall comply with all applicable federal, state, and local laws and regulations, including OSHA safety standards, Michigan pesticide applicator licensing requirements, and any applicable environmental regulations governing chemical storage, use, and disposal.

Service Contract Act (mandatory): This contract covers services performed on a federally occupied facility. As such, the McNamara-O'Hara Service Contract Act (SCA) prevailing wage and fringe benefit requirements apply. Each service employee performing work under this contract must be paid no less than the wages and fringe benefits specified in the applicable Department of Labor wage determination for this locality. Gesher will attach the current wage determination as an exhibit to the final contract; proposers should price accordingly and confirm their ability to comply with SCA reporting and recordkeeping requirements.

Government audit rights: Gesher and/or the federal government reserve the right to audit the Contractor's performance under this contract. If an audit identifies a deficiency, the Contractor shall promptly correct it. If federal funding is withheld or clawed back as a result of the Contractor's deficient performance, Gesher reserves the right to withhold payment to the Contractor in an amount equivalent to the government's take-back.

The Contractor shall certify that it is not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions by any federal department or agency (see certification in Section 10).

8. Proposal Content and Submission Requirements

Proposals must include the following, at minimum:

1. **Company overview**, including years in business and relevant experience with comparable commercial or nonprofit facilities. Please indicate in your proposal whether your organization qualifies under federal criteria as a small business, woman-owned business, or minority-owned business.
2. **Description** of proposed landscaping maintenance schedule and services, by frequency
3. **Written snow and ice removal plan** (equipment, staffing, response triggers, notification procedures, and materials/chemicals proposed)
4. **Pricing proposal,** itemized separately for (a) routine landscaping/grounds maintenance on a monthly or seasonal basis, and (b) snow and ice removal, including per-event and/or seasonal pricing structure
5. **List of proposed products** and chemicals, including safety data sheets available.

6. **Proof of applicable licenses** and certifications (e.g., pesticide applicator license)
7. **Certificate of insurance** or written confirmation of ability to meet insurance requirements in Section 6
8. At least three (3) **references** from comparable commercial, institutional, or nonprofit clients, including contact information
9. Completed **debarment certification** (Section 10)

Proposals must be submitted electronically in PDF/DOC format to the contact listed in Section 11 no later than the deadline stated on the cover page. Late submissions will not be considered.

9. Evaluation Criteria

Proposals will be evaluated based on the following factors:

- Relevant experience and qualifications (25%)
- Proposed approach, staffing, and equipment, including snow removal responsiveness (25%)
- Pricing and overall value (30%)
- References and demonstrated reliability (20%)

Gesher reserves the right to reject any or all proposals, to waive minor informalities, and to negotiate final terms with the selected proposer(s). This RFP does not obligate Gesher to award a contract.

10. Debarment Certification

By submitting a proposal, the Contractor certifies that neither it, nor any of its principals, is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in transactions by any federal department or agency. The Contractor further certifies that it will submit a signed attestation confirming this status annually at contract renewal for the duration of the agreement. The Contractor shall notify Gesher Human Services in writing within five (5) business days of any change in this status, including any debarment, suspension, proposed debarment, or exclusion action initiated or completed against it or its principals during the term of the agreement.

11. Submission Contact, Walk-through and Questions

All questions regarding this RFP, and all proposal submissions, should be directed to:

Ryan McKinney, Vice President of Contract Services
Gesher Human Services
29699 Southfield Rd, Southfield MI 48076
248.559.5000
rmckinney@geshermi.org
Questions must be submitted in writing by 7/22/2026.

An **onsite walk-through** for proposers to walk through the site is scheduled for 7/22 at 10AM. Please RSVP that you plan to attend the walk through by emailing rmckinney@geshermi.org

12. Key Dates

RFP Issued	7/10/2026
Deadline for Questions	7/22/2026
Onsite Walkthrough	7/22/26 at 10AM EST

Proposals Due	8/10/2026 by 4:00PM
Anticipated Award Date	8/20/2026
Anticipated Service Start Date	10/1/2026