



STATE OF MICHIGAN

DEPARTMENT OF TECHNOLOGY, MANAGEMENT & BUDGET  
LANSING

GRETCHEN WHITMER  
GOVERNOR

MICHELLE LANGE  
DIRECTOR

**RFP No. 2021-02-2020-0133**

## **REQUEST FOR PROPOSAL**



**Sale of former Department of Corrections  
Ojibway Correctional Facility, N 5705 Ojibway  
Road, Gogebic County, Marenisco, Michigan,  
49947-9771**

### **I. Introduction and Overview**

Pursuant to Public Act 399 of 2020, the Michigan Department of Technology, Management & Budget (DTMB), acting through its Real Estate Division, has been authorized to sell certain real property owned by the State of Michigan (the "State") located at N 5705 Ojibway Road, Marenisco, Michigan. The facility is commonly known as the former Department of Corrections Ojibway Correctional Facility (the "Property") and is legally described in the attached Offer to Purchase Real Property (the "Offer").

The Property can be generally described as 125 acres, more or less, with approximately 78,000 square feet of various prison buildings constructed between 1985 and 2000 that have been vacant and unoccupied since December of 2018.

The sale of this Property shall be consistent with the terms and conditions mandated in PA 399 of 2020 (attached).

The State will accept sealed Bid Proposals for the Property until 4:00 p.m., Tuesday, ~~January 18, 2022~~ **DEADLINE EXTENDED UNTIL A WINNING PROPOSAL IS ACCEPTED!** (the "Due Date"). It is the intention of the State to select and notify the successful Bidder as soon as practicable. Notification to the successful Bidder will be via telephone, followed in writing.

The State reserves the right to waive any irregularity or defect in any submission; request clarification or additional information regarding Bid Proposals; to conduct a Best and Final Offer (BAFO); to cancel this Request for Proposal (RFP) and to reject any and all Bids at its sole discretion. The State shall assume no liability whatsoever for any expense incurred by a Bidder in replying to this RFP.

A. The following RFP and supporting documents are available on-line via DTMB's Real Estate Division website <https://www.michigan.gov/dtmb/services/real-estate/for-sale/properties/departement-of-corrections---former-ojibway-correctional-facility-posted-10-26-21>

1. Notice to Sell
2. Request for Proposals
3. Offer to Purchase Real Property Form
4. Release of Liability Form
5. Purchaser's Acknowledgement Form
6. Public Act 399 2020
7. Legal Description (Attachment "A")
8. Survey
9. Ojibway Correctional Facility Building Plans
10. Ojibway Correctional Facility Campus Overview

B. Key RFP Dates

1. Monday, October 25, 2021 - Release RFP on Website
2. Due to Weather, By Appointment – On-Site Property Inspection
3. Wednesday, December 1, 2021 – End of Question Period
4. Final Q & A Posted on Website – Wednesday, December 8, 2021
5. Bids Due/Opened – ~~Tuesday, January 18, 2022~~  
**DEADLINE EXTENDED UNTIL A WINNING PROPOSAL IS ACCEPTED!**
6. ~~Wednesday, January 26, 2022~~ – **TBD** Bid Awarded or Extended
7. ~~Wednesday, January 26, – April 25, 2022~~ **TBD** Due Diligence (90 day Inspection Period)
8. ~~Monday, May 24, 2022~~ – **TBD** Closing

## **II. Instructions to Bidders - Proposal Submission Procedures**

A. Sealed Bid Proposals must be delivered to the person and address listed in Section III (E), on or before the Due Date, Tuesday, January 18, 2022, by 4:00 p.m. Bid Proposals received after 4:00 p.m. on the Due Date will not be accepted or will be marked late, unopened, and returned to sender. **DEADLINE EXTENDED UNTIL A WINNING PROPOSAL**

IS ACCEPTED!

- B. Bid Proposals must be received in one envelope or box marked "Ojibway Correctional" The envelope or box must also contain the Bidder's name and return address.
- C. Bid Proposals may only be delivered via United States Postal Service, courier service, or hand delivery. Electronic or facsimile Bid Proposals will not be accepted.
- D. All information shall be entered in ink or typewritten. Mistakes may be crossed out and all corrections inserted before submission of a Bid Proposal. The person signing the Bid Proposal shall initial and date corrections in ink.
- E. Bid documents, including the Offer to Purchase Real Property, shall be signed by the person(s) authorized to contractually bind the Bidder. Potential Bidders are encouraged to consult with legal counsel to ensure that their proposal constitutes a legally binding offer. Failure to submit a legally binding offer is grounds for rejection of a Bid Proposal. Bid Proposals must contain original signatures.
- F. The winning Proposal made to the State shall be irrevocable, except as set forth in Section 6 of the Offer to Purchase with respect to Cancellation.
- G. Bid documents, including the Offer to Purchase Real Property, signed by persons on behalf of entities, other than for a natural person, must be accompanied by documents evidencing authority as follows:
  - 1. Submissions by corporations or limited liability companies shall be signed by a person with authority to bind the corporation or limited liability company and shall be accompanied by a current certificate of good standing and certified copies of resolutions authorizing such submission, including the Offer to Purchase Real Property.
  - 2. Submissions by municipalities or municipal entities shall be signed by two officers with authority to bind the municipality or the municipal entity and shall be accompanied by certified resolution authorizing the submission, including the Offer to Purchase Real Property.
  - 3. Submissions by partnerships shall be signed by the authorized partner and shall be accompanied by a certified copy of the partnership certificate on file with the appropriate county clerk and a copy of the partnership agreement and any amendments in effect as of the date of submission.
  - 4. Submissions by persons doing business under an assumed name shall be accompanied by a certified copy of an assumed name certificate on file with the appropriate county clerk.
  - 5. Submissions by one natural person on behalf of another natural person shall be accompanied by a power of attorney which would be fully effective on the date of signature and irrevocable thereafter and which would authorize such action with

regard to this specific transaction.

### **III. Bid Package Format**

Bidders shall submit one clearly marked original and one photocopy of their Bid Proposal package, containing the following information, tabbed in the order below:

- A. Copy of this Request for Proposal (RFP).
- B. Signed Purchaser's Acknowledgement, as provided in this RFP.
- C. Signed and initialed Offer to Purchase Real Property with Purchase Price completed and property legal description attached, as included in this RFP, and Addendum, if applicable.
- D. Earnest Money in the form of a cashier's or certified check equal to Ten percent (10%) of the purchase price, made payable to the State of Michigan shall be submitted with this Bid Proposal, as security for the Offer to Purchase Real Property. The Earnest Money will be deposited by the State in a State account and will be applied at closing as a credit against the Purchase Price of the successful Bidder. No escrowing of the Earnest Money deposit will be accepted. Treatment of Earnest Money is more specifically defined in the attached Offer to Purchase Real Property. Earnest Money submitted by unsuccessful Bidders will be returned by UPS overnight mail no later than three business days after the award of the Bid. Earnest Money deposit checks submitted by unsuccessful Bidders will be voided by hand and returned by certified mail no later than thirty (30) business days after a successful bid is selected.
- E. Signed Release of Liability Form, as provided in this RFP.
- F. Evidence of Bidder's financial capability to complete the purchase, including the source of funds that will be used to purchase the Property.
- G. Indicate how your proposal represents the highest price or highest value to the State in terms of direct and indirect financial, economic and community benefits.

Failure to provide any of the above requested information may result in disqualification of proposal. The State reserves the right to request additional information pertaining to the Proposal Package, or any other matters related to the Request for Proposal.

### **IV. Property Inspection**

A property site inspection will be available via a guided tour or by appointment. Please contact David Arking, Project Manager, by telephone at (517) 582-4561 or by e-mail at [arkingd@michigan.gov](mailto:arkingd@michigan.gov) with any site inspection questions or to schedule an appointment. The tour will offer reasonably substantial views of the Property's interior and exterior spaces. Prospective bidders are strongly encouraged to participate on the tour, but is it not required.

Tour participants will need to complete and submit the accompanying "Release of Liability" form in advance of the scheduled tour of the Property for Prospective Bidders in advance of the tour.

**V. Questions Regarding Request for Proposal**

Questions regarding the RFP should be submitted to the Project Manager listed below.

**VI. Official Contact Information:**

David Arking  
Project Manager, Real Estate Division  
Department of Technology, Management & Budget  
3111 West St. Joseph Street  
Lansing, MI 48917  
517-582-4561 (cell)  
517-335-6877 (office main line)  
E-mail: arkingd@michigan.gov

**VII. Method of Award and Selection Criteria**

Complete responses to this RFP will be evaluated by DTMB, which may convene a Joint Evaluation Committee (JEC), based on the extent to which each proposal responds to the information requested in Section III. Selection criteria will include, but is not limited to, the following:

- A. Specific details in the response, particularly in terms of dates, numbers and dollars. Vague and/or general responses are not acceptable.
- B. The most responsive and responsible Bidder that will allow the State to realize the highest price or highest value.
- C. Evidence of Bidder's financial capability to complete the purchase.
- D. Compliance with statutory, constitutional, and terms set forth in this RFP, including the Offer to Purchase.
- E. The bid shall in all respects be governed by, and construed in accordance with, the laws of the State of Michigan.

**VIII. Best and Final Offer (BAFO)**

If the selection process does not lead to a viable award recommendation, or if deficiencies are identified, DTMB, at its discretion, may prepare a Deficiency Report and/or Clarification

request (DR/CR) for each proposal determined to be in the competitive range. Bidders will be allowed to respond in writing to the DR/CR with a Best and Final Offer (BAFO). The BAFO may include changes to the original proposal, including alterations to the original price proposed. BAFO's must be submitted by the deadline established by DTMB.

After reviewing the BAFO's, DTMB will reevaluate the proposals using the original evaluation method. If an alteration to the original published evaluation criteria is to be made, changes in the criteria will be published to all Bidders as part of the issuance of the DR/CR's.

Bidders will NOT be provided any information about other proposals or where the Bidder stands in relation to others at any time during the evaluation process. Any request for such information will be viewed as a compromise to the evaluation process and the requesting Bidder may be eliminated from further consideration. Requests for proposal information by a Bidder, its subcontractor, or an affiliated party before bid award may also result in disqualification.

Bidders are cautioned to propose their best possible offer at the onset of the process, as there is no guarantee that any proposal will be allowed an opportunity to submit a BAFO.

#### **IX. Bid Period Extension**

If the initial bid period does not produce a viable award recommendation, the State may, at its discretion, extend the bidding period until it receives a viable bid. Timelines will be moved to correspond to the accepted bid date. Notification of a bidding extension will be made via DTMB's Real Estate Division website at <https://www.michigan.gov/dtmb/services/real-estate/for-sale/requests-for-proposals-to-purchase-surplus-real-estate-from-dtmb>

The first qualifying bid that is received and accepted will end the extension period.

#### **X. Freedom of Information Act (FOIA)**

All information in a Bidder's proposal is subject to the provisions of the Freedom of Information Act (FOIA), 1976 Public Act 442, as amended, MCL 15.231, et seq.

**Thank you for your interest in doing business with the State of Michigan!**