



In the Name of Allah, The Most Gracious, The Most Merciful

Islamic Association of Greater Detroit



INVITATION TO BID

Renovation Project – Additions and Renovation to the IAGD Building

Project Location: 879 WEST AUBURN ROAD ROCHESTER HILLS, MICHIGAN 48307

Bid Submission Deadline: 10OCT2025, midnight

Owner/Contact: Dr. Ghaus Malik, Chairman, IAGD Expansion Committee,
ghausmalik1@gmail.com , 248-961-3622. Please copy to: president@iagd.net;
mhbhatti97@gmail.com.

1. Project Overview

Islamic Association of Greater Detroit (IAGD) Expansion Committee is soliciting lump sum bids from qualified General Contractors (GC) for the comprehensive renovation of the property located at 879 WEST AUBURN ROAD ROCHESTER HILLS, Michigan. The work includes, but is not limited to, interior improvements, demolition, and full coordination and execution of all Mechanical (HVAC), Fire Suppression, Plumbing, and Electrical trades according to the Interior Permit Plans attached.

2. Scope of Work

General Requirements:

- Obtain and pay for all necessary permits and inspections.
- Provide site management, safety, supervision, and cleanup.
- Coordinate all subcontractors and suppliers.
- Ensure compliance with all applicable Michigan building codes and local (City of Rochester Hills) ordinances.
- Protect existing building elements to remain.
- Restore building site to its pre-construction condition.

A. Demolition

- Selective removal of existing walls, ceilings, flooring, fixtures, and MEP (mechanical, electrical, plumbing) as indicated in drawings/specs.
- Safe disposal of debris per local regulations.

B. General Construction

- New framing and partition walls as per plan.
- Installation of drywall, insulation, doors, and windows.
- Ceiling systems: installation or repair as needed.
- Floor finishes: tile, LVT, carpet, etc.
- Wall finishes: painting, wall coverings.
- Millwork and cabinetry.
- Installation of owner-supplied fixtures (if any).

C. Mechanical (HVAC)

- Remove/modify existing HVAC systems as required.
- Furnish and install new HVAC units, ductwork, and controls per mechanical drawings.
- Balance system and provide startup documentation.
- Integrate thermostats and zoning as needed.
- Insulate ductwork as required by code.
- Submit all manufacturer and startup warranties.

D. Electrical

- Remove/relocate existing wiring and panels as necessary.
- Provide new power distribution per electrical drawings.
- Supply and install all new outlets, switches, lighting fixtures (interior and exterior).
- Emergency and exit lighting as required by code.
- Low voltage/data wiring (if specified).

- Service upgrades or meter relocation as needed.
- Coordinate with utility provider as necessary.

E. Plumbing

- Remove/modify existing plumbing lines as required.
- Rough-in new supply, drain, and vent piping per plans.
- Install new plumbing fixtures (toilets, sinks, water heaters, etc.).
- Insulate piping where required.
- Provide final testing and commissioning.

F. Fire Suppression

- Evaluate, modify, or extend existing fire sprinkler system as required by Michigan fire code.
- Install new sprinkler heads, piping, and alarms as indicated.
- Test and commission entire system for inspection.
- Provide as-built drawings and maintenance instructions.

G. Other Work

- Exterior improvements (if any): landscaping, paving, façade repairs, signage.
-

3. Bid Submission Requirements

- Submit a detailed lump sum bid, broken down by trade (GC, HVAC, Electrical, Plumbing, Fire Suppression, Other).
 - Attach preliminary project schedule with key milestones.
 - List all subcontractors you plan to use for each trade.
 - Include exclusions, clarifications, or owner-supplied items.
 - Provide current certificate of insurance.
 - Submit at least three references for similar projects completed in the last five years.
-

4. Selection Criteria

Bids will be evaluated based on:

- Cost competitiveness and completeness
- Experience with similar renovation projects in Michigan
- Proposed schedule and ability to meet deadlines

- References and qualifications of team/subcontractors
 - Responsiveness and clarity of bid
-

5. Questions & Site Visit

- All bidder questions must be submitted in writing.

Site visits are by appointment. Contact Dr. Ghaus Malik, Chairman, IAGD Expansion Committee, ghausmalik1@gmail.com, 248-961-3622 to schedule.

6. Submission Instructions

- Bids must be submitted by 10OCT2025 midnight via email to ghausmalik1@gmail.com, president@iagd.net; mhbhatti97@gmail.com. or in a sealed envelope delivered to **879 WEST AUBURN ROAD ROCHESTER HILLS, MICHIGAN 48037, Attn: Dr. Ghaus Malik, MD, Chairman, IAGD Expansion Committee**
 - Late bids may not be considered.
-

7. Attachments

- Drawings and Specifications

Please see the attached zip file **09129 IAGD INTERIOR PERMIT.zip** with subfolders:

- ARCH
 - ELECTRICAL
 - MECH
 - STRUCTURAL
-

8. Work Completion

- The work will be considered completed only after the inspection by the City of Rochester Hills is completed with no outstanding construction-related issues identified by the City to be resolved.

We look forward to your proposal.

Dr. Ghaus Malik, MD
Chairman, IAGD Expansion Committee
879 WEST AUBURN ROAD ROCHESTER HILLS, MICHIGAN 48307
ghausmalik1@gmail.com

Phone: 248-961-3622