

REQUEST FOR QUALIFICATIONS

For the Construction of Shed 4



Issued June 24th, 2026

Responses due July 20th, 2026

Eastern Market Development Corporation

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1. Background

1.1. Objective

Since 2006, the Eastern Market district and public sheds have been operated by the nonprofit organization, Eastern Market Partnership (EMP), under a management agreement with the City of Detroit, which retains ownership of the market facilities and real estate. EMP has raised and invested approximately \$25 million in renovations and improvements into the market campus, including the iconic and fully enclosed Sheds 3 and 5. Shed 4 is one of three open-air sheds in the District and no longer serves the evolving needs of the public market.

Eastern Market Development Corporation (EMDC) is seeking a construction manager to lead the construction of a new signature shed in the Eastern Market District. The goal of this Request for Qualifications (RFQ) is to vet a selection of construction managers that meet the qualification criteria to then submit a bid to deliver a timely, cost-effect new Shed 4.



Shed 4 currently

1.2. Eastern Market Development Corporation (EMDC) Background

EMDC is a 501(c)(3) organization established in 2016 by the Eastern Market Partnership (EMP) to support development in and around the Eastern Market District that is authentic, equitable, connected, and densely developed with diverse land uses. EMDC combines real estate expertise and community input to (1), catalyze investment in Eastern Market and (2), support a stronger regional food system that welcomes all Detroiters by providing space for food industry growth, improving the quality of life for all those who live within or near the Eastern Market District.

EMDC has completed 2 commercial renovations in the district: the \$5M Metro Accelerator project and the \$17M renovation of Shed 7, a wholesale produce distribution facility.



Eastern Market's Historic Core

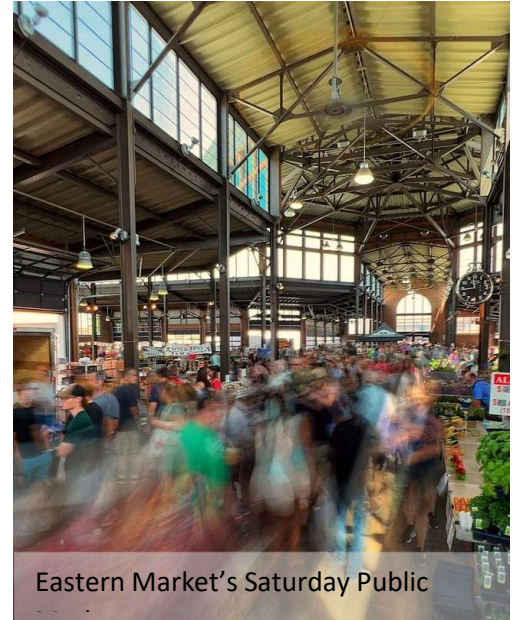
EMDC's development efforts are focused on commercial and industrial development that would not occur without intervention.

2. Construction Opportunity

2.1. Eastern Market Public Market

Since 1891, Detroit’s Eastern Market has nourished, employed, and enriched generations of residents of Detroit and Southeast Michigan. Located in five sheds on 43 acres just east of Downtown Detroit, Eastern Market is the largest and one of the oldest public markets in the United States. Its year-round Saturday Market sees as many as 45,000 people shopping, dining, and enjoying this vibrant public space. It is truly a gem of the city, state, and country. This legacy has evolved into a modern, 43-acre mixed-use hub with more than 150 businesses spanning retail, wholesale, food production, and creative industries.

As the organization has evolved, it has taken on important roles in supporting food entrepreneurs and small businesses, advancing economic development and job growth in the Greater Eastern Market Area, and connecting residents to affordable, accessible, and nutritious food and nutrition education.



Eastern Market’s Saturday Public

2.2. Shed 4 Construction

To meet the needs of these constituents and continue to play its vital roles in the region, EMC is planning to replace the existing, 87-year-old open air Shed 4 with a new, enclosed, two-story facility that will include meeting, office, and commercial and instructional kitchen spaces, in addition to the first-floor market space.

When completed, the new Shed 4 will be two stories and have a similar aesthetic profile to the iconic Sheds 3 and 5 that it sits between. The entirety of the ~14,100 sq. ft. first floor will be market space, as it is for all of Shed 3 and most of Shed 5. It will host a total of 54 (six eight-foot stalls and 48 six-foot stalls). It will also feature multiple bathroom stalls and can support an event space for non-market-days that can host large gatherings.

The second floor will be home to several uses that can operate on market days and non-market days. These will include classroom spaces for nutritional education, meeting spaces, and 3 commercial kitchens that can be used for both small food business production (incubation) and nutritional education. The kitchens include a new incubator kitchen, a teaching kitchen with multiple stations, and a performance kitchen.

In addition, the existing historic roundhouse will be



Shed 4 currently and proposed

renovated into new public bathrooms with a retail space. The façade of the facility will also be restored according to historic standards.

2.3. Environmental Conditions

This site is assumed to be a brownfield, but testing has not yet been completed. EMDC Will complete environmental work.

3. RFQ Information

3.1. RFQ Overview

This RFQ is intended to pre-qualify firms to submit a bid to serve as the construction manager for the construction of a new Shed 4. Through this competitive process, EMDC will select qualified construction managers to submit a cost estimate based on design specifications completed by Kraemer Design Group. The RFQ will only involve the review of a company’s qualifications and proposed cost structure for pre-development construction management services.

Further details related to the shed and design of the shed will be provided in the next phase of the procurement process. It is anticipated that the next phase will include an additional in-person meeting to go over the design specifications. Respondents will be given 6 weeks to develop a cost estimate for review.

3.2. Proposal Submission

All communication concerning the RFQ should be directed to: Sarah Pavelko, spavelko@easternmarket.org.

All qualification statements should be submitted electronically to the RFP Administrator by 8am, July 20th, 2026. Statements should include the Respondent’s full response including all attachments.

3.3. RFQ Schedule

Please email Sarah Pavelko, spavelko@easternmarket.org, with any questions related to this RFQ. A meeting will not be held for the RFQ but will be held once firms are qualified to discuss the building in further detail.

Release of RFQ	June 24th, 2026
Deadline for Questions	July 13th, 2026
Q & A distributed	July 15, 2026
Qualification Statements Due	8am, July 20th, 2026

3.4. Addenda & Question Responses

If it becomes necessary to revise any part of this RFQ, a written addendum will be issued in addition to a summary of responses to all questions received. All additional information issued will be emailed to the attendees of the Overview Conference.

3.5. Conflict of Interest

Respondents shall notify the EMDC in writing of all potential conflicts of interest related to any prospective business association, interest, or other circumstance, which may influence or appear to influence the respondent's judgment or quality of services being provided hereunder in the submitted Qualifications Statement. Such written notification shall identify the prospective business association, interest, or circumstance, the nature of work that such a person may undertake, and request an opinion as to whether the association, interest, or circumstance would, in the opinion of the EMDC, constitute a conflict of interest. By submitting this proposal, the respondent certifies that it has no conflict of interest with any employee, agent, elected official or officer of the EMDC or its parent company, Eastern Market Partnership (EMP), or any other conflict as may be set forth herein.

3.6. Contract information

EMDC will utilize the AIA A133 form as the basis for a contract on the Shed 4 project. This is a guaranteed maximum price (GMP) contract. Substantial changes to the contract, particularly those that affect the integrity of the GMP, will not be considered.

The construction manager is being selected during the design development phase of the project. It is expected that the selected construction manager will provide support and value engineering services through the completion of construction documents. The response to this RFQ should detail the construction manager's proposed cost structure, the services that will be provided and any qualifications on limitations or scope of services.

EMDC will reserve the right to rebid the project and EMDC may elect to conduct alternative bids after completion of construction drawings. If an alternative construction manager is selected, EMDC will only remit payment to the construction manager for the pre-determined not-to-exceed fee for services agreed upon for pre-development services.

4. Minimum Qualifications

The development of a signature Shed in a historic district with multiple commercial kitchens requires demonstrated specialized capacity. EMDC has developed a list of minimum qualifications to support the success of the project. The following minimum qualifications must be demonstrated in the submitted statement of qualifications and to have occurred within the last three years:

- Completion and receipt of the Certificate of Occupancy of a new construction commercial project(s) larger than 20,000 square feet as the lead construction manager.
- Completion and receipt of the Certificate of Occupancy of a new construction or renovation project(s) larger than 20,000 square feet as the lead construction manager in the City of Detroit
- Completion of an interior buildout for food tenants.

Qualification statements submitted that do not meet these minimum requirements will not be invited to submit for a bid.

Additional experience that is preferred includes:

- Completion of a historic project that had to adhere to local, state, or federal standards within the last 5 years.
- Demonstration of experience navigating the various approval agencies and partners that will affect this project. That includes the City of Detroit's Buildings, Safety, Environmental, and Engineering Department (BSEED), DTE, the Historic District Commission (HDC) and others.
- Experience procuring services from Detroit based sub-contractors specifically those owned by traditionally underrepresented social and cultural backgrounds that are underrepresented in the construction industry.

Experience in these areas will be evaluated in the second phase of this procurement process.

5. Qualifications Statement

5.1. General information

The submission is limited to **8 pages excluding** the cover letter, resumes of key people that will be involved on the project, and bonding letter. This page limit includes all collateral, examples of prior work and any other documents for review. Please note this is a firm requirement and will not be changed. A complete response should include the following sections and statements.

5.2. Cover Letter (2 pages)

Identify all members of the construction manager's team. Include the name, title, address, e-mail address, and telephone number of the person who is authorized to represent the firm and to whom correspondence should be directed, as well as those individuals who will be through the remaining design process and eventually on site for construction. The cover letter should highlight how each minimum qualification is met with additional information provided in the subsequent sections.

5.3. Team Structure and description of experience

List the full name of your firm, any affiliates, subsidiaries, and/or parent company, as well as firms joining the team. Provide a brief history and background information for each participating company. Clearly identify the individual(s) who will be directly responsible for the support provided through the remaining design process and eventual site construction.

While the qualification statement can include information on potential sub-contractors this is not material to review of the qualifications statement. EMDC is interested in the capacity and experience of the construction manager.

5.4. Examples of Prior Work and References

Provide examples of relevant, previously completed work within the last 3 years as an indicator of the team's capacity to develop a 2-acre site. Descriptions of work should include details of the project programming, size of the project, schedule and cost. Information on challenges encountered and how you addressed these challenges should be provided. Provide references for each project example including the name, position, phone number and email. This section should clearly state how your firm meets the minimum requirements and preferred experience outlined in Section 4.

5.5. Description and Cost Structure of Pre-Development Construction Management Services

Provide a summary of how your firm will provide construction management services through development of the construction documents including any assumptions or qualifications associated with these services. Outline the cost and terms of these services as will be incorporated into the final contract.

5.6. Resumes for Key Project Staff

Include the resumes of key staff who will be working regularly on the project.

5.7. Bonding Capacity

Provide a letter from a bonding agency that documents the company's eligibility for a performance bond for a \$10 million project.

5.8. Prior or Existing Litigation

Outline any existing litigation or judgements or settlements that occurred in the last 5 years.

5.9. Right to Request Additional Information

EMDC reserves the right to request any additional information, which might be deemed necessary after reviewing the proposal. Specifically, funding from a variety of sources will be used on this project that might require an in-depth review of the company's financial records.

5.10. Selection Criteria

Respondents will be evaluated based on the following selection criteria:

5.10.1. Minimum Qualifications

- The qualifications statement should clearly demonstrate how their experience meets the minimum qualifications and the additional experience outlined.

5.10.2. Experience

- Experience of the primary team members working on completed and stabilized

projects of a similar scope and scale in Detroit.

- Experience of the primary team members working on completed and stabilized projects of a similar scope and scale in other locations.

5.10.3. Resolution of Project Challenges

- Demonstrated experience to navigate challenges that occur on a project site.

5.10.4. Cost for Construction Management Services

- The qualifications services should outline the cost and terms to provide construction management services through completion of construction drawings and securing a final cost for the GMP.
- Cost proposals will be reviewed for completeness and clarity as well as terms that are not acceptable for the EMDC.
- A final evaluation for competitiveness will be completed during the review of the project cost estimate.

5.10.5. Utilization of under-represented sub-contractors

- Current funding does not have hiring or procurement requirements. The EMDC still prioritizes an open and intentional procurement process that prioritizes Detroit based subcontractors.
- Documentation of experience in procuring subcontractors that are under-represented in the construction industry and/or Detroit based.
- Process to establish these relationships.

5.11. Selection Process

EMDC and its architect, Kraemer Design Group, will evaluate proposals based on the information provided in the proposal and interviews conducted as may be conducted. Additional information and clarifications may be requested.

5.12. Right of Refusal

EMDC reserves the right to reject any or all proposals, either in whole or in part. EMDC also reserves the right to postpone or cancel selection of a construction manager throughout the selection process.