

C:\Users\ppreston\Desktop\PUBLIC SAFETY BUILDING\RFQ

analysis.docx

	AE Design Solutions	Oharrow	Jones const. solutions	Additional comments.
Qualifications, 30%	10 years, multiple projects in area 30 points	70 years, multiple work locations, 30 points	12 years, multiple local work locations, 30 points	
Ability / expertise 15%	Arch & Civil Engineer own company, local 15 points	Construction engineers. Focus on site mgmt.. large bldings 12 points	Sub out engineering, Jones strength is in managing 12 points	Size has plus & minus. On Staff Arch eng & Civil Eng? reviewed during interview.
Experience with similar scope 15%	15 points varied, office, hospital, schools mostly in central MI.	Heavy industry focus, crane bays, etc. closely tied to Altro 10 points	15 points . varied, lots locally. Well defined phases, large projects with multiple parties.	
Proposed Mgmt fees as % of total project 20%	7-9.5% fees 18 points	15-17% fees 8 points	Fees total 17 %, 7.5% A & E, Const mgmt. 6.5%, General Conditions 3% 8 points	To be set by contract.

Past project geo locations. BCT 4%, Jax Co 3 %, State 3%	10 points	10 points	10 points	
Firms Corp. offices BCT 4, Jax 3. St 3	10 points	6 points	6 points	
	98 points	76 points	81 points	
<p>Comments</p> <p>Jones has a canned outline for phases. All would need to have phases. Seems Jones would start at ground zero to begin the phase process.. AE D has an advantage as they are already understanding this project.</p> <p>ON Size: while AE D is two guys-small, their focus and direct involvement as opposed to contracting out sections of the work would seem beneficial.</p> <p>On Site mgmt: need to ensure daily monitoring, with reporting weekly. Would this require an on site office? Prints / as built records, schedules, monitor of work & payment approvals, Change orders & site security as needed.</p>				

**STATEMENT OF QUALIFICATION
SUBMITTED BY:**

By signing below you are agreeing to all BLACKMAN CHARTER TOWNSHIP Terms & Conditions that are a part of this Request for Qualifications.

Include this page in your response to this RFQ

Firm: AE Design Solutions, LLC

By: Byron P. Schroeder

Title: Owner

E-Mail Address: Bschroeder@aedesignsolutions.com

Address: 250 Robinson Road
Jackson, Michigan 49203


Telephone: 517-783-0710

Fax: NA

Date: 09/10/2024

Federal ID Number: 

Non-collusion Statement: By my signature below, I, individually and as an agent for the consultant responding to this Statement of Qualifications, certify that neither I, nor the business entity for which I am an agent, nor any other agent for that business entity, have entered into any agreement, participated in any collusion, or otherwise taken any action, in restraint of free competitive bidding in connection with this submitted SOQ. I understand that failure to submit this statement as part of the documents shall make this submittal nonresponsive and therefore not eligible for award consideration.


(Consultant Signature)

09/10/24
(Date)

**Please include a copy of your W-9 with your submitted proposal.
You cannot be awarded a contract until this is submitted.**

*BLACKMAN CHARTER TOWNSHIP
RFQ: PUBLIC SAFETY BUILDING/SITE RENOVATION & EXPANSION*



*Byron P. Schroeder, Owner
Christopher E. Crisenbery, PE, Owner*

September 24, 2024

Blackman Charter Township
Attn: Pete Jancek, Supervisor
1990 W. Parnall Road
Jackson, MI 49201

RE: RFQ for Consultant Services for
Public Safety Building Renovation/Addition
Blackman Twp., Jackson County, Michigan
Proposal No. 2024-00373

Dear Mr. Jancek and review Committee,

We appreciate you taking the time to review our Request for Qualification submittal for the Public Safety Building located in Blackman Twp., Michigan. AE Design Solutions, LLC is pleased to have this opportunity to present this RFQ for your review, consideration and approval. Our RFQ offers the experience and resources necessary to assist the township with this prodigious project.

While AE Design Solutions has not been around for decades like many other companies, we do have the experience to complete a project like this for Blackman Township. Unlike many other companies we don't stick to specific type of projects and only focus on them. The nature of our community allows us to complete a vast amount of different types of projects that give us a well-rounded outlook on a project. Many other companies outsource their disciplines such as Civil, Mechanical, Electrical and Plumbing, we have found that keeping these disciplines in house makes for a more contiguous project that not only reduces change orders during construction, but ultimately produces a more successful facility for the end user. AE Design Solutions in the past has worked with Blackman Charter Township on previous projects and estimating services for future projects.

AE Design Solutions has been a Blackman Township business owner since 2014 when we purchased a former church on Robinson road and converted it to our corporate headquarters. At the same time, we purchase what was formerly known as Feller, Finch & Associates Jackson located on Spring Arbor Road since 2003 and downtown Jackson from 1995 from the corporate office located in Maumee, Ohio.

While AE Design Solutions has only been around for 10 years both my partner and I have been staples of the community for many more years along with our combined design experience of over 55 years.

The principals of AE Design Solutions and your direct design team consists of:

Christopher Crisenbery, wife (Judy) and children (Emily & Sara) have lived in Sandstone Township since 1995. Chris is a Sandstone Township Trustee, planning commission member and township engineer.

Byron Schroeder, wife (Erica) and children (Karson, Mason, Landon and Allie) have lived in Blackman Township since 2002. Byron is a planning commission member and zoning board of appeals chairman.

250 Robinson Road
Jackson, Michigan 49203

P 517.783.0710
F 517.783.0711

AE Design Solutions prides itself on not only its diverse portfolio, but its record of repeat clients. In a relatively small community such as Jackson County where many projects represent potentially the only time you may interact with a client. We have had the privilege to not only design a clients first project, but their second, third and more for those clients that help bring jobs to the area through growth. Below we have provided some community references for your verification of our commitment to provide outstanding design services.

References:

Ryan Smithson (formerly Baker College of Jackson) ~ 517-206-1968
Services provided: Project Management, Architectural, Civil, Mechanical, Electrical, Plumbing and Surveying
-28,000 sf Welcome Center
-20,000 sf Mechanical Engineering Building
-Multiple Renovations to existing buildings (office, reception, classroom, x-ray rooms, labs, loading dock, etc)

Kevin VanKleeck (Elm Plating) ~ 517-740-5565
Services provided: Architectural, Civil, Mechanical, Electrical, Plumbing and Surveying
-20,000 sf Plating Line Building
-15,000 sf Paint Line Building

Brian Utterback (Henry Ford Health - Jackson) ~ 517-206-5080
Harold Baker (Henry Ford Health – Jackson) ~ 517-812-5331
Services provided: Architectural, Civil, Mechanical, Electrical, Plumbing and Surveying
-Multiple projects (office, surgery, warehouse, main campus and off campus renovations)

Evaluation Criteria:

A. Qualifications to perform the project, (30%)

AE Design Solutions has had the privilege to design some of the most interesting buildings built in Jackson County in the last 15 years, like Baker College's 28,000 square foot Welcome Center that was then closely followed by a 20,000 square foot Mechanical Engineering Building. These building not only represent a timeless design utilizing modern building materials but cutting-edge interior space layouts that incorporate spiral staircases, light harvesting electrical systems and convertible rooms that can be compartmentalized as necessary to meet the ever-changing needs of the client. Our work with Henry Ford Health (formerly Allegiance Health) with existing buildings such as the American 1 building, the main hospital and numerous off campus buildings, where we were tasked with reimaging spaces to better serve the needs of the client by repurposing existing facilities.

The above highlighted projects represent just a small sampling of our diverse design portfolio. We have performed many projects over the years that meet all aspects of this project. A project like this is not only a public safety facility but office space, living area, public area, truck bays, equipment storage, etc. With our vast background in all of the above described areas, our qualification will not only meet the project needs but will exceed expectations.

So, whether it's a new facility, an existing building or the unique combination of both, we have the experience to get the design from concept to reality.

B. Ability and expertise of the firm's professional personnel, (15%)

AE Design Solutions represents a unique experience for our clients, in many cases your design team is composed of numerous design professionals with a majority of the work being regulated to junior design architects and engineers. This is not the case with AE Design Solutions where the two principals/Owners, Chris Crisenbery and Byron Schroeder are your design team from project start to finish.

Chris Crisenbery graduated from Michigan Technological University with a BSCE and has been practicing Civil Engineering and Architectural Design for 35 years. Prior to being a principal/Owner at AE Design Solutions, Chris worked for Giffels Webster, Hull & Associates and Feller-Finch & Associates where he was also a Principal with the firm.

Byron Schroeder graduated from Lawrence Technological University with a BArch and has been practicing Architectural Design for over 20 years. Prior to being a principal/Owner at AE Design Solutions, Byron worked for Feller-Finch & Associates.

C. Experience with projects of similar scope, (15%)

Rarely do you find firms with the experience in a project that meets exactly the requirements of the project at hand, and this is especially true with the unique nature of Blackman Townships project where you are combining a former restaurant with a new building to form a fire station and its related attributes. You need to look towards firms with a wide range of experience that combines each element of the needed design into a cohesive project, such as the expertise that AE Design Solutions has gathered over the years.

Our experience with manufacturing facilities include the likes of JSP, TAC, JPI, Advanced Turning all in Blackman Twp, along with numerous facilities within Jackson County and throughout the State. These projects have provided us the design experience of melding existing buildings to new construction, design of large expansive pre-fab steel buildings with multiple docks and/or vehicle openings, etc. Henry Ford Health (formally Allegiance Health), Lakeview Senior Center and Baker College to name just a few, provide the necessary experience for offices, classrooms and living spaces. Couple the above with Slingshot Trucking, Art Moehn, Make-Up Geeks and many other large-scale site designs provide the expertise to route large vehicles through sites and access the building while providing safe corridors for both pedestrians and small vehicle parking.

Adding the myriad of our experience together, coupled with our professional design staff, we are confident that AE Design Solutions has the skill set to see your project successfully from design through construction.

D. Proposed Management fee percent, (20%)

AE Design Solutions would anticipate architectural design services to fall between 6 and 7.5% and Civil Engineering between 1 and 2% of final construction cost. It would be estimated that a project similar to this one would cost between 4 and 5 Million dollars to complete construction.

E. Past Projects Geographical Location
-Blackman Charter Township (4%)
-Jackson County (3%)
-State of Michigan (3%)

AE Design Solutions has completed multiple projects in Blackman Township including but not limited to: Baker College of Jackson, TAC Manufacturing, JSP, Beck's Flower Shop, Art Moehn, Advanced Turning, Etc.

Our client base is predominantly in the tri-county area, but have numerous projects throughout Michigan, we would be happy to provide the review committee with a complete list.

F. Firm's Corporate Office Geographical Location
-Blackman Charter Township (4%)
-Jackson County (3%)
-State of Michigan (3%)

AE Design Solutions corporate office is located at 250 Robinson Road, Jackson, Michigan 49203 (Blackman Charter Township).

Having the possibility to participate as a team member in such a unique redevelopment project that benefits the community and is within our own Township, is truly a once in a career opportunity that both Byron and I welcome. We greatly appreciate the Township considering AE Design Solutions and look forward to working with the Township on this project. Should you have any questions or require additional information, please feel free to contact us at your earliest convenience.

Sincerely,

AE Design Solutions, LLC



Christopher E. Crisenbery, P.E.
Owner



Byron P. Schroeder
Owner

**STATEMENT OF QUALIFICATION
SUBMITTED BY:**

By signing below you are agreeing to all BLACKMAN CHARTER TOWNSHIP Terms & Conditions that are a part of this Request for Qualifications.

Include this page in your response to this RFQ

Firm: Jones Construction Solutions
By: Toby Jones
Title: President
E-Mail Address: toby@jonesconstructionsolutions.com
Address: 2 Wardcraft Dr.
Spring Arbor, Mi 49283
Telephone: (517) 748-1888
Fax: N/A
Date: 9/26/2024
Federal ID Number: [REDACTED]

Non-collusion Statement: By my signature below, I, individually and as an agent for the consultant responding to this Statement of Qualifications, certify that neither I, nor the business entity for which I am an agent, nor any other agent for that local business entity, have entered into any agreement, participated in any collusion, or otherwise taken any action, in restraint of free competitive bidding in connection with this submitted SOQ. I understand that failure to submit this statement as part of the documents shall make this submittal non responsive and therefore not eligible for award consideration.



(Consultant Signature)

9/26/2024

(Date)

**Please include a copy of Your W-9 with your submitted proposal.
You cannot be awarded a contract until this is submitted.**

*BLACKMAN CHARTER TOWNSHIP
RFQ: PUBLIC SAFETY BUILDING/SITE RENOVATION & EXPANSION*

PROPOSAL

**Public Safety Building
Site Renovation and Expansion
Jackson, Michigan**

**DESIGN/BUILD
SERVICES**

Prepared For:

Blackman Charter Township



September 26, 2024

Prepared By:

JONES CONSTRUCTION SOLUTIONS

2 Wardcraft Dr.

Spring Arbor, MI 49283

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ATTACHMENTS

Attachment A – Professional References

Attachment B – Professional Resumes

Attachment C – Statement of Qualification

INTRODUCTION

Jones Construction Solutions (JCS) is submitting a proposal in response to a request for qualifications from Blackman Charter Township (BCT) for a full Design/Build project including Architectural and Engineering (A/E) services associated with the Public Safety Building/Site Renovation & Expansion Project.

We understand that BCT is seeking a qualified firm to design, bid, build and manage this project. We are aware that JCS scope of services would include:

- Meetings with Township Representatives
- Prepare all final Construction Documents
- Assist in preparation of Bid Documents
- Provide Construction Management services

We will establish a foundation for this project based upon a creative partnership that embodies trust, shared values, extensive experience, personal service and capability to deliver an exceptional project.

We have selected strategic partners for this project to ensure your project will run as smoothly as possible. JCS, Covalle Group, and AR Engineering (the design/build team) embody these qualities and welcome the challenge of your project. We have the experience and capability to excel and to work closely with you to define and realize your vision.

On behalf of the Design Team, we are enthusiastic and committed to the success of the Public Safety Building/Site Renovation & Expansion Project. This proposal consists of the following sections:

1. Pre-Construction Phase
2. Bidding and Procurement Phase
3. Construction Phase
4. Close-Out Phase
5. General Conditions
6. Project Staff
7. Summary

1 PRE-CONSTRUCTION PHASE

During the initial planning and design phase of the project, JCS will provide pre-construction services to BCT. As the design team lead, we will assist by providing services including, but not limited to, the following:

Attend Regular Design Phase Coordination Meetings. Our staff will avail ourselves to meet regularly with BCT, and others as needed to discuss and review all items pertinent to the design phase such as finalizing work scopes, establishing schedule, owner decisions required, potential concerns, and any other items important to the design coordination process prior to bidding.

Establish Bid and Construction Schedule. Our team will recommend the division of work into separate contracts as appropriate for this unique project. We will prepare a schedule for the bidding of construction contracts.

Prepare Estimated Budget. The experienced staff at JCS will assist with establishment of a comprehensive budget for all categories of work. This will become the basis for all financial reporting as the project progresses toward completion.

Recommend Contract Provisions. Contract provisions will be prepared for inclusion in the specifications. Requirements will be added for performance by the contractors to support quality, cost, and overall schedule objectives.

Provide a Construction Bid Schedule for Use by Bidders. A construction bid schedule will be prepared for use by bidders during the bid period. This schedule will use milestones and appropriate detail for bidding. This will be converted to a detailed construction schedule following award of contracts.

Review Plans and Specifications for Technical Accuracy and Coordination. Review of any supplemental plans and specifications will be conducted as they are being developed. JCS will review construction details and coordination of all design disciplines (i.e., architectural, mechanical, electrical and plumbing).

Secure Necessary Permits. Our personnel will coordinate with local agencies and governing bodies on behalf of BCT to assist with all necessary permits for construction.

Establish Bid Packages. The JCS team will establish the separation of the project for the various categories of work. As the design progresses, we will make sure the Construction Documents are being coordinated to separate the work properly, that all requirements have been correctly assigned, and that proper coordination of documents has been provided.

2 BIDDING AND PROCUREMENT PHASE

The second phase of the project will involve obtaining bids from qualified contractors and establishing written contract agreements for all work to be completed. These efforts will include services listed below.

Identify Interested Contractors and Suppliers. The JCS staff will identify and explore contractors and suppliers interested in bidding the work. If interested, we will review plans with them and promote their interest in the project.

Establish Final Bid Packages. The project will be divided into work trade bid packages which best provide for a competitive, well-defined, and understandable division of work assignments to obtain the best possible prices for BCT.

Establish Bidding Procedures. All procedures required for the bidding process including distribution of bidding documents and addenda, pre-bid conferences, and receipt of bids will be established along with all bidding schedules.

Distribute Bidding Documents. The team at JCS will advertise and distribute all bidding documents to contractors and keep accurate records of distribution activities. If requested, we will also publish the project Construction Documents on the Michigan Builder's Exchange and Dodge Reports for wide-spread public solicitation throughout the state.

Conduct Pre-bid Conferences. If desired, we will organize and direct mandatory pre-bid conferences prior to the receipt of bids which will include all bidding contractors, consultants, and BCT.

Receive and Evaluate Bids. Upon the due date, JCS will assist BCT with receipt and evaluation of bids. Following review, recommendations will be made to BCT regarding award of contracts.

Prepare Construction Contracts. The JCS team will prepare contracts and monitor the proper distribution procedures for all construction contracts. Care will be taken to ensure appropriate insurance, bonds, etc. are provided prior to execution of the construction contracts. Total project costs will be identified at this stage.

Conduct Pre-construction Conference. Following award of contracts, we will organize and direct a preconstruction meeting with the contractors, consultants, and BCT. This meeting will be used to review project organization, lines of authority and project procedures.

3 CONSTRUCTION PHASE

JCS will assist BCT during the construction phase of the project in order to achieve substantial completion by providing services including, but not limited to:

Maintain On-site Staff. JCS will provide continuous, on-site Construction Management services during the construction phase of the project. As the CM, we will be responsible for the coordination of all construction activity, including recommending various courses of action when construction contractors are not performing work in accordance with contract documents, conducting daily onsite coordination and quality control through inspection of all work for conformity with plans and specifications.

Administration of Construction Contracts. We will provide administration of the contracts for construction as needed in cooperation with BCT.

Prepare Detailed Construction Schedule. We will develop a construction schedule outlining start and finish dates for the procurement and construction activities with input from each prime contractor. Major milestones will be established for each segment of the work and will be updated monthly. Liquidated damages may be incorporated if desired by BCT.

Monitor Progress of the Work. We will review contractor's construction schedules and observe construction progress to report deviations from the schedule which will jeopardize job progress. As appropriate, we will work with contractors to develop and implement corrective actions.

Construction Quality Assurance. JCS will provide an onsite superintendent to daily observe and inspect work in progress and report defects and deficiencies. Corrective actions will be recommended where required.

Maintain Job Site Records. A current record of contracts, drawings, and specifications will be maintained. This will include a log related to shop drawings, submittals, samples, catalog data, file correspondence, work directives, and meeting minutes as appropriate.

Process Payment Requests. A procedure will be developed and implemented for the review and processing of contractor payment applications to review the contractor's schedule of values for use in processing monthly payment requests.

Maintain Project Accounting System. An accurate, up-to-date construction cost accounting system will be maintained, and we will make revisions as necessary to incorporate approved changes as they occur.

Manage Communications and Information. JCS will establish and implement procedures for expediting, processing and approval of requests for information, shop drawings, product data, samples and other submittals with the information in the specifications and contract drawings.

Conduct Regular Job Meetings. If desired, we will schedule and conduct regular monthly meetings at the job site to discuss job progress, problems, and required decisions. These meetings will be tracked and recorded.

Prepare Field Reports. A record will be established to maintain daily job site activities. Examples include weather, number of workers, equipment in use, general activities, and special occurrences. In addition, we will prepare weekly status reports which record progress of the work and comment on any quality, cost, and time issues.

Process Change Orders. The JCS team will develop and implement a system for review and processing of change orders. We will assist with negotiating change orders with the contractors on behalf of BCT.

Manage Security and Cleanliness. Daily attention to detail is an essential priority. Daily examples include temporary boarding of openings, work zone tarping/isolation for public safety and exclusion, protection of existing floor surfaces, associated daily clean-up and security of work areas, protection of lawn and sidewalk areas. Daily coordination with BCT to accommodate any specific needs or concerns.

Recommend Changes in the Work. During all phases of work, we will identify opportunities and make recommendations where appropriate for changes in the work which are dictated by field conditions or will save time or money and improve quality.

Arrange for Photographic Record of the Project. Our staff will arrange for regular photographs or, if required, video coverage of particular activities as needed.

Maintain Working Changes. We will be sure to maintain one set of construction documents in good order at the project site for future record-keeping purposes. This will include all contract drawings, specifications, addenda, change orders and other modifications, clearly marked for documentation of all approved changes.

Determination of Substantial Completion. JCS will assist the BCT in determining when each contractor's work or a designated portion of that work is substantially complete.

4 CLOSE-OUT PHASE

Following substantial completion of construction, JCS will move to the final project close-out phase to assist with occupancy and owner operations. These efforts will include the following:

Develop a Close-out Schedule. A detailed schedule of close-out activities will be produced which includes punch lists, equipment testing, start-up procedures, and occupancy.

Coordinate As-Built Drawings. All changes will be compiled to submit to the A/E Design Consultant to create a set of “as-built drawings”.

Assemble Operating Manuals and Warranties. We will collect and catalogue all procedures manuals and instructions for the operation of mechanical, plumbing, and electrical equipment. This will include all warranties.

Coordinate Final Inspections. We will schedule and direct inspections to develop punch lists to assist the Architect in establishing final completion dates.

Close-out Construction Contracts. JCS will work with each contractor to monitor the completion of punch list items and to finalize all outstanding changes in their scope of work. We will further authorize payment of retainages as work is completed to satisfy release.

5 GENERAL CONDITIONS

Our General Conditions summary provides for an allowance associated with facilities or performance of work by JCS through separate contracts or purchase orders for items which do not lend themselves readily to inclusion in one of the separate trade contracts. These items are presently identified to include the following:

General Conditions Preliminary Budget

Item	Unit	Unit Cost	Total
Project Manager / Engineer	Hrs	\$ 90.00	TBD
Construction Superintendent	Hrs	\$ 75.00	TBD
Site Safety Materials and Equipment	Wk	--	TBD
Site Security Fencing and Signage	Wk	--	TBD
Job Trailer and Utilities	Mo	\$ 400.00	TBD
Site Surveying and Layout	Lsum	--	TBD
Materials Testing Services	Lsum	--	TBD
Miscellaneous - Equipment Rentals/Purchases	Wk	--	TBD
Temporary Restrooms	Mo	\$ 107.00	TBD
Temporary Heat - Equipment/Enclosures	Lsum	--	TBD
Construction Waste Containers	Mo	\$ 466.00	TBD
Temporary Floor Protection	Mo	--	TBD
Construction Site Housekeeping/Final Cleaning	Lsum	--	TBD
Total - General Conditions (3% of Direct Construction Cost)			TBD

Notes:

1. All above expenses reflect budgetary estimates associated with anticipated expense line items. As more project information becomes available, these can be refined accordingly (e.g., some added, some deleted).
2. Owner shall pay for actual costs incurred for applicable items listed above.
3. This budgetary breakdown is based upon similar projects of scale, scope and duration.
4. If the Owner so chooses, some expenses may be directly incurred if a financial advantage exists.

6 PROJECT STAFF

We listen to your vision and bring on our team of talented individuals to turn your vision and dream into reality. Our goal is always to exceed your expectations with quality, function and feel. JCS desires to deliver your dream project with quality service, on time, and on budget.

Toby Jones, Owner and President, decided to start his own company in 2012 located in Jackson, Michigan. JCS has completed numerous local projects. We take pride in honest business practices with the expectation that providing superior customer service and building strong relationships result in a “win-win” outcome for all.

Professional references for our team are provided in Attachment A for your review. Likewise, professional resumes are provided in Attachment B.

The following JCS team members will be assigned to this project:

Team Member	Role	Yrs. Experience
Toby Jones	Project Director (President)	34
Brian Boyer, P.E.	Sr. Engineer / Project Manager	26
Andy Rudd	Construction Superintendent	18
Rick Merritt	Asst. Superintendent	32
Total Experience		110

7 SUMMARY

JCS is prepared to enter into a contract with BCT as herein outlined by our proposed CM scope. This summary identifies probable costs associated with the project based upon available information provided to JCS. We will prepare a standard form agreement

between BCT and JCS. A copy of the requested Statement of Qualification is provided in Attachment C.

We understand that other trades may be required to adhere to prevailing wage rates. Our JCS CM fees are not impacted by this requirement.

The basis for proposed compensation is predicated upon two projected construction cost ranges of \$2.5-\$3M and \$3M-\$5M for BCT consideration. Estimated timelines can be prepared once more information becomes available. Considering these financial and unknown timing guidelines, our CM fees amount to 7.5% and 6.5%, respectively for each category for Direct Construction Costs, as summarized below (General Conditions are separate).

Cost Summary

Direct Construction Costs	\$2.5M-\$3M	\$3M-\$5M
A/E & Civil Design	7.5%	7.5%
JCS CM Fee (as % of DCC)	7.5%	6.5%
JCS General Conditions	3%	3%
Building Permits	TBD	TBD
PL&M Bonds	TBD	TBD
Contingency	TBD	TBD

Blackman Charter Township will be responsible for other project fees such as local and state permits (i.e., soil erosion, building permits for mechanical/electrical, as identified by each contractor). JCS will assist with applications and coordination to obtain all necessary permits.

If desired, our performance, labor and material bond costs for this project will be determined once more details are available. JCS will ensure this coverage for BCT on the project if requested. Other trades will be required to secure their own bonding for their respective work and materials provided.

This JCS proposal does not include a specified amount associated with a contingency budget item. Construction schedules are based heavily upon elements associated with building size, design layout, structural complexity, and specified construction materials that are unique to each project. Once a design scope and a footprint with square ft area is established, a preliminary construction schedule will be prepared accordingly, along with an appropriate contingency if necessary. At the conclusion of the project any remaining balance in the contingency budget remains with BCT. The construction contingency will not be used to increase the CM budget.

JCS desires to partner with you. We desire to earn your trust and build a strong working relationship with you that allows for your goals and objectives to be accomplished in a timely and cost-effective manner. We believe that our core values allow you to better understand who we are and how we operate effectively.

QUALITY – We take pride in our work and strive for exceptional quality.

INTEGRITY – We treat your project as our own with how we conduct ourselves.

RELATIONSHIPS – We place value on building strong relationships.

SOLUTIONS – We enjoy helping others and are solution-minded.

We trust that the information contained within this proposal merits your satisfaction. We would welcome the opportunity to meet with you if desired for any further discussion. We are excited for the potential opportunity to partner with you to make your new Public Safety Building Project a reality, and we look forward to hearing from you soon.

Attachment A

Professional References

Professional References

We have done our best to provide quality service, on time, and under budget. Please see for yourself. Recent JCS references below are current within the past two years.

Mike Smajda
Superintendent
Western School District
Phone: 517-841-8100
Email: mike.smajda@wsdpanthers.org

Phil Willis
Owner
Willis & Jurasek, P.C.
Phone: (517) 788-8660
Email: Phil.willis@willisandjurasek.cpa

Kyle Lewis
Director
Jackson County Parks
Phone: 517-768-2919
Email: KLewis@mijackson.org

Bruce A. Inosencio, Jr.
Owner
Inosencio & Fisk, PLLC
Phone: (517) 796-1444
Email: bruce@inosencio.com

Sandy Maxson
Retired Superintendent
daVinci Schools
Phone: 517-789-8783
Email: sandymaxson@gmail.com

Dr. Jacob Tazzi
Owner
Albion Family Chiropractic
Phone: (517) 629.5505
Email: jtazzi@gmail.com

David Herlein
Supervisor
Spring Arbor Township
Phone: 517-750-2800 ext. 201
Email: dherlein@springarbor.org

Fred Vann
Owner
Hometown Chrysler
Phone: (517) 796-1444
Email: fredvann@yahoo.com

Sara Benedetto
Chief Operating Officer
Center for Family Health
Phone: 517-748-5500
Email: sbenedetto@cfhinc.org

Dr. Robert W. Rando, DDS
Owner
Rando Family Dentistry
Phone: (517) 787.4712
Email: doc@therac.biz

Roger Auwers
Director of Finance & Operations
Jackson County Intermediate School District
Phone: 517-768-5148
Email: roger.auwers@jcisd.org

David L. Rice, Jr.
Commercial Lines Manager
Walton Agency, Inc.
Phone: (517) 787-2600
Email: drice@waltoninsurancegroup.com

JONES

Construction Solutions

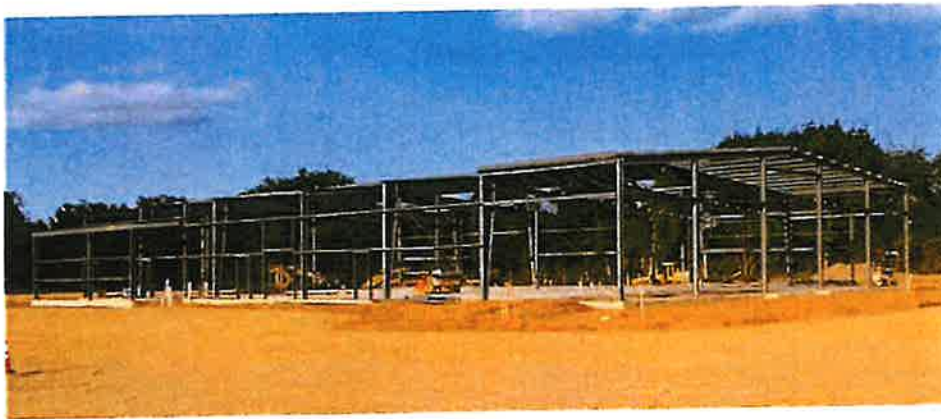
Quality – Integrity – Relationships – Solutions

www.jonesconstructionsolutions.com

Hometown Chrysler Albion, Michigan

2018

The Hometown Chrysler project was undertaken by Jones Construction Solutions in 2018. Located just west of Jackson in Albion, Michigan, this site is located on the north side of Interstate I-94. This was a ground-up new build to create a showcase 14,000 sq. ft. car dealership and service center built to meet customer specifications.



2 Wardcraft Dr., Spring Arbor, Michigan 517.748.1888



Construction Solutions

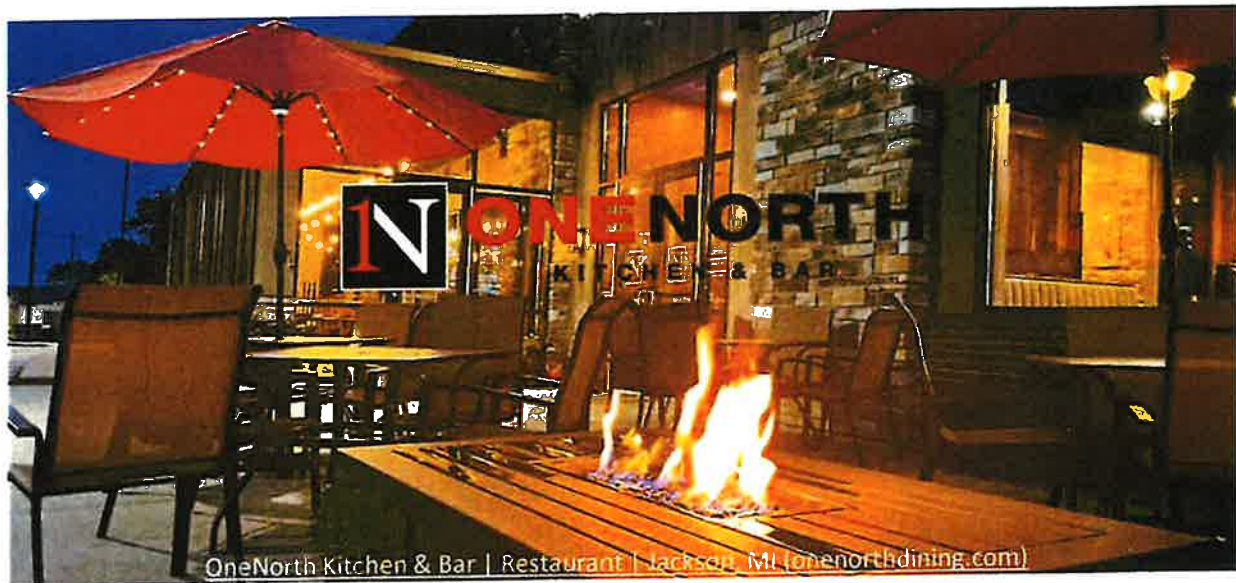
Quality – Integrity – Relationships – Solutions

www.jonesconstructionsolutions.com

One North Kitchen and Bar Jackson, Michigan

2018

Jones Construction Solutions was pleased to complete this project for the Jackson community in 2018. This unique project was challenging and fun on many levels. Known for its scratch kitchen and craft cocktails, One North has quickly become a top dining spot in the area. One North offers a beautiful and versatile space to host a wide range of special occasions, accommodating anywhere from 20 to 300 guests.



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Jackson District Library Eastern Branch Jackson, Michigan

2023

In partnership with the Jackson District Library, JCS proudly completed the Eastern Branch project for the Jackson community in 2023. Located at 3125 East Michigan Ave, the Eastern Branch had been serving the community for over 3 decades. However, it was in need of significant renovations. This new bright and energetic space now has new life for years to come.





Construction Solutions

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daVinci Primary School Jackson, Michigan

2024

The daVinci School project was completed by JCS in June of 2024. This building was a remodel and renovation project converting the former Baker College building into the new home of daVinci Primary School. This project converted 22,000 sq. ft. of formal medical training space into an exciting and vibrant learning environment tailored specifically for elementary students.



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Jones Headquarters Spring Arbor, Michigan

2024

The Jones Headquarters project was completed by JCS in the spring of 2024! This new building is located in Spring Arbor, Michigan on the north side of King Rd off Wardcraft Drive. This distinctive project was a ground-up new build to create nearly 10,000 sq. ft. and now serves as both our new offices and living spaces.



Attachment B

Professional Resumes



SUMMARY INFORMATION

Position: Owner and President, Jones Construction Solutions

Profession: Professional Builder and Construction Operations Manager

Expertise: Commercial and Industrial Building Construction, Project Management and Construction Oversight, Cost Estimating, Project Scheduling, Purchasing and Subcontractor Management, Budgeting, Quoting and Proposal Preparation, Local Permitting, Review Board Negotiation, Client Relations, Residential and Commercial Property Inspections

Years of Experience: 30+

EDUCATION

Western High School, 1986

PROFESSIONAL EXPERIENCE

Toby Jones has over 30 years of professional construction and building experience. As a resident of the Jackson area his entire life, Toby has developed countless quality relationships within our community. His roots in the construction industry start directly with his father. He became a licensed building and contractor and after working on his own for several years decided to join the commercial construction industry in 1999. Toby spent several years as a project manager with two large local businesses. He has managed multiple commercial and industrial construction projects that amount to \$20M in size and scope. In 2012, Toby decided to start his own company. Since then, he hasn't looked back and now has several local completed projects under the management of his own business, Jones Construction Solutions. He prides himself on honest business practices with the expectation that superior customer service and building strong relationships result in a "win-win" outcome for all.

PAST WORK

1999 - 2007	RW Mercer Company
2007 - 2012	Adams Building Contractors
2012 - Present	Jones Construction Solutions

PROFESSIONAL CERTIFICATIONS AND AFFILIATIONS

State of Michigan Licensed Builder
Allied Schools Home Inspection Course
Member of the Jackson Commercial Contractors Association
Member of the Jackson Area Association of Realtors
Member of the Jackson Area Chamber of Commerce



SUMMARY INFORMATION

Position: Professional Engineer, Sr. Project Manager
Profession: Civil/Environmental Engineering and Construction Operations
Expertise: Conceptual and Engineering Design, Regulatory Reporting and Permit Negotiation, Environmental Compliance and Legal Coordination, Project Management and Construction Oversight, Cost Estimating, Project Scheduling, Budgeting, Quoting and Proposal Preparation, Local Permitting, and Client Relations
Years of Experience: 27

EDUCATION

Bachelor of Science, Civil/Environmental Engineering
Michigan Technological University, Houghton, Michigan (1997)
Western High School, Jackson, Michigan (1993)

PROFESSIONAL EXPERIENCE

Brian Boyer, P.E., has over 27 years of civil/environmental consulting and professional engineering experience. Brian has assisted and managed all aspects of project execution with regard to each client he has served over the past two decades. Such partners have ranged from local municipalities, regulatory agencies (EGLE and EPA), industrial and commercial enterprises, and non-profit organizations. He has lead design and quality review teams, and he has served as an expert witness for legal matters. He has been solely responsible for both performing and managing civil/environmental work either as individual projects or as part of larger, multi-disciplined efforts in partnership with other firms.

Brian has written and contributed to numerous technical papers and has presented at professional and technical conferences throughout the country. He is a Past-President of the Southwest Michigan Branch of the American Society of Civil Engineers. Mr. Boyer was also on the Water Environment Federation (WEF) National MS4 Stormwater and Green Infrastructure Awards Program Steering Committee for three years to recognize high-performing MS4 programs across the country.

PAST WORK

1997 - 1999	Construction Field Superintendent, Owen-Ames-Kimball Co.
1999 - 2018	Engineering Mgr., Kieser & Associates, LLC
2018 - 2022	Director of Environmental Engineering, Elm Plating Company
2022 - Present	Sr. Project Mgr/Engineer, Jones Construction Solutions

CIRRICULUM VITAE

Brian Boyer, P.E.



PROFESSIONAL CERTIFICATIONS AND AFFILIATIONS

Licensed Professional Engineer, State of Michigan
American Society of Civil Engineers (ASCE), 2014-2015 Past-President, SW Michigan Branch
Environmental & Water Resources Institute (EWRI)
Michigan Water Environment Association (MWEA)
Water Environment Federation (WEF), 2015-2017 MS4 National Awards Committee

SELECT PUBLICATIONS

"Improving the Quality of Life for Students in Goldsworth Valley", (with Peter Strazdas), MWEA Matters, Spring 2017.

"Paying for Stormwater Controls and Program Management", Proceedings of the 2016 StormCon Annual Stormwater Conference, Indiana Convention Center, Indianapolis, Indiana, August 22-25, 2016.

"Stormwater Neutral[®]: TMDL Compliance and Watershed Improvements", (with Peter Strazdas), MWEA Matters, Summer 2016.

"Western Michigan University becomes Stormwater NeutralSM - Applying Stormwater Offsets," (with M. Kieser), Proceedings of the Water Environment Federation, Stormwater 2015.

"A Model for Cost-Effective Stormwater Management" (with M. Kieser), 2014 StormCon Annual Stormwater Conference, Oregon Convention Center, Portland, OR, August 4-7, 2014.

"Restoration of Wetlands: Quantifying Potential Baseflow Improvements - A Technical Primer on Quantifying the Benefits of Watershed Interventions, " (with M. Kieser), Prepared for Forest Trends, April 2014.



SUMMARY INFORMATION

Position: Senior Construction Superintendent
Profession: Construction Management, Carpenter
Expertise: Project Management and Construction Oversight, Cost Estimating, Project Scheduling, Commercial and Residential Inspection Services, Commercial Doors and Hardware, Commercial Carpentry, Jobsite Safety
Years of Experience: 18

EDUCATION

Napoleon High School, Jackson, Michigan (2005)

PROFESSIONAL EXPERIENCE

Andy has over 18 years of commercial and industrial construction experience. He began his career in 2005 after graduating from Napoleon High School where he was enrolled in building trades at the Jackson Area Career Center. He has been involved with every aspect of a commercial construction project, from Apprentice Carpenter to Project Manager. He has managed dozens of successful projects and takes pride in delivering the best quality results.

PAST WORK

2005 - 2017 Cunningham Construction Co.
2017 - Present Jones Construction Solutions

PROFESSIONAL CERTIFICATIONS AND AFFILIATIONS

Completed a 4-year apprenticeship and obtained a journeyman's card through the United Brotherhood of Carpenters and joiners of America.

Member of Jackson Association of Realtors.

Jason R. Covalle, Architect

Experience

2011 - Present
 Covalle Group Architects, PLLC Jackson, MI
President

1991- 2011
 George Covalle Architect & Associates, Inc. Jackson, MI
Project Architect

- Responsibilities include: Project design, lighting design, interior design, construction documents, bidding, construction administration, project close out

1994-1996
 Corps Carpentry Ann Arbor, MI
Carpenter

- Worked as a rough framer building residential developments while attending University of Michigan

Education

1997-1995 University of Michigan Ann Arbor, MI
Master of Architecture

1995-1993 University of Michigan Ann Arbor, MI
Bachelor of Science in Architecture

1991-1993 Michigan State University East Lansing, MI
General Studies

1991-1993 Jackson Community College Jackson, MI
General Studies

Awards Received

1997 University of Michigan College of Architecture Alumni Society Award for Best Building Design

Architectural Registration

2009 State of Michigan #1301056363
 2009 National Council of Architectural Registration Boards #67,571

Community Involvement

2011 - Present Chair, City of Jackson Building Board of Appeals
 2013 - Present Treasurer, Jackson College Foundation Board



COVALLE
 G R O U P
 A R C H I T E C T S | P L L C

covallegrouparchitects.com

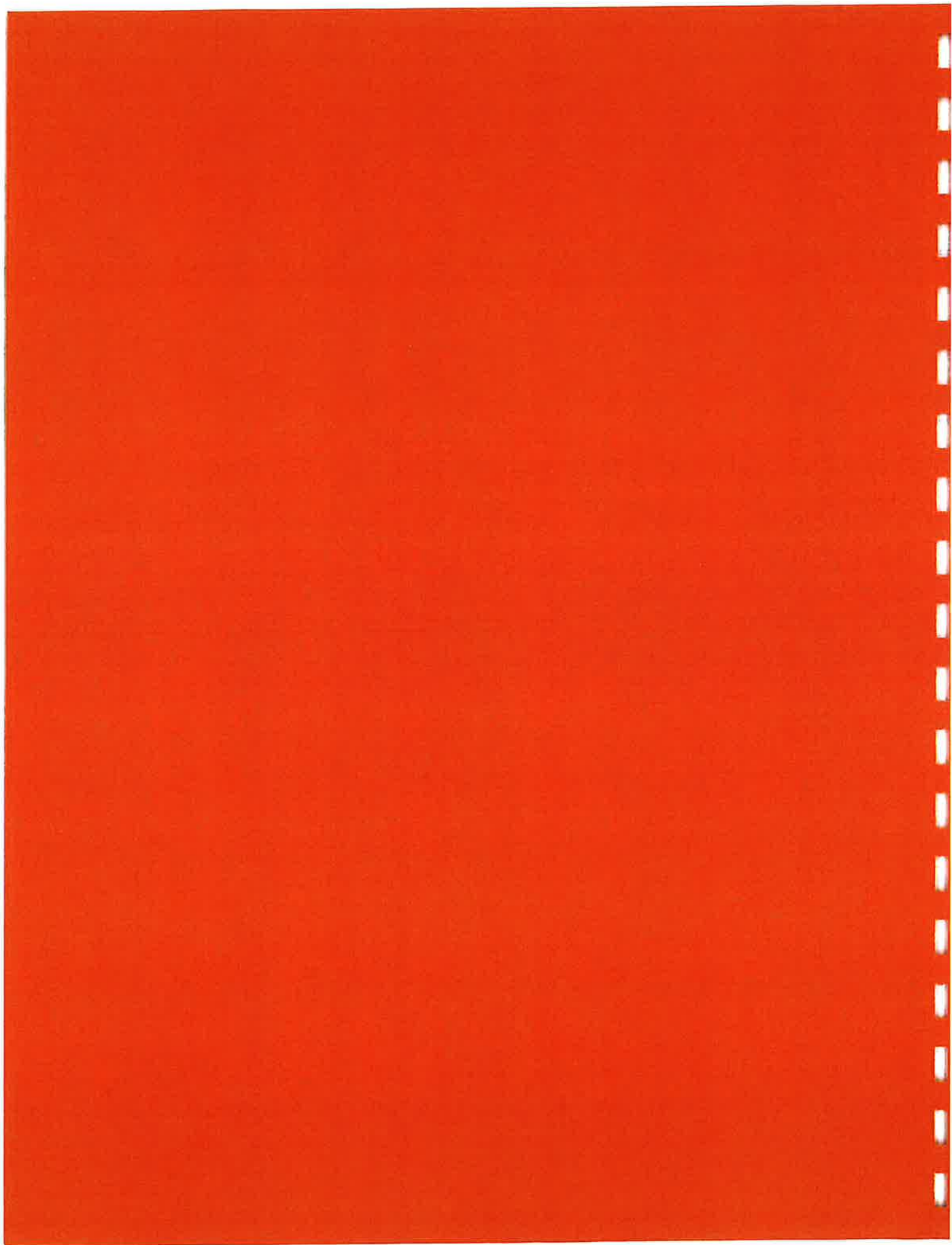
jason@covallegrouparchitects.com

P : 517.788.6180

C : 517.740.5033

Attachment C

Statement of Qualification





Commercial & Industrial Contractors

office: (517) 764-4770

fax: (517) 764-5564

September 25, 2024

Mr. Pete Jancek
Blackman Charter Township Supervisor
1990 W. Parnall Rd.
Jackson, MI 49201

RE: Blackman Charter Township Public Safety Building and Site Renovations RFQ

Dear Mr. Jancek:

Please find enclosed the following company information items relative for the Blackman Charter Township Public Safety and Site Renovations Request for Qualifications.

- Firms Qualifications and Construction Management Fee
- Recent Design/Build Projects List
- Key Personnel Experience
- References List

Thank you for the opportunity to submit this information. Please feel free to contact me if you have any questions.

O'Harrow Construction Co.

A handwritten signature in black ink, appearing to read 'Travis Cortright', is written over the printed name.

Travis Cortright
Vice President/Project Manager



Commercial & Industrial Contractors

office: (517) 764-4770
fax: (517) 764-5564

September 25, 2024

Mr. Pete Jancek
Blackman Charter Township Supervisor
1990 W. Parnall Rd.
Jackson, MI 49201

RE: Construction Management Fees

Dear Mr. Jancek:

O'Harrow Construction Co. has been completing construction projects in and around the Jackson, Michigan area, amongst many other towns and states since 1951. Many projects similar in kind to the proposed project for Blackman Township. In the attached packet you will find our most recent projects list, however this isn't even close to reflecting the amount of projects O'Harrow has completed throughout the years. We have also enclosed our management and superintendent list, along with references.

Below is the proposed management fee for O'Harrow Construction Co. for the Blackman Charter Township project.

Construction Management Fee: 7% of Project Total Cost

O'Harrow Construction Co.

A handwritten signature in black ink, appearing to read 'Travis Cortright', is written over the printed name.

Travis Cortright
Vice/President/Project Manager

O'Harrow Construction's Completed Major Design/Build Projects Last 10 Years

<u>Project</u>	<u>Approx. Value</u>	<u>Description</u>
Royal Adhesives, Inc	2.5 Million	Approx. 40,000 SF Whse/Mfg Additions completed in 4 Phases
Alro Steel Buffalo Expansion	4.1 Million	Approx. 50,000 SF Warehouse Addition with Overhead Cranes
Alro Steel Indianapolis Whse Addition	2.4 Million	Approx. 30,000 SF Warehouse Addition with Overhead Cranes
Alro Steel Tulsa Facility	7.5 Million	Approx. 80,000 SF Pre-Engineered Metal Crane Building with Offices
Alro Steel Charlotte	3.5 Million	Approx. 42,000 SF Warehouse and 4,000 SF Office Additions
Alro Steel Akron	3 Million	Approx. 36,000 SF Warehouse Addition
Alro Steel Indianapolis Office Addition	2 Million	Approx. 7,000 SF Office Addition and Remodel
Alro Steel Lansing Office Addition	1.5 Million	Approx. 3,000 SF Office Addition and Remodel in 3 Phases
Divine Nest Retirement Home	1.1 Million	Approx. 10,000 SF Retirement Home Facility
Certainfeed Kansas Roof Structure	1.5 Million	Approx. 80,000 SF of New Roof Supports Structure and Roof
Jackson Pediatric Dentistry Building	3.5 Million	Approx. 15,000 SF Dental Office Building
Dow Chemical Addition Hillsdale MI	1.1 Million	Approx. 6,000 SF Whse/Mfg Addition
Alro Steel Oshkosh Facility	16.7 Million	Approx. 200,000 SF Pre-Engineered Metal Crane Building with Offices
Alro Steel York Addition	13 Million	Approx. 100,000 SF Pre-Engineered Metal Crane Building with Offices
Alro Steel Grand Rapids Additions	3.5 Million	Approx 7,000 SF New Office and 10,000 Whse Addition
Alro Steel Toledo Additions	5 Million	Approx.4,000 SF Office and 20,000 SF Whse Addition
Parker Steel Addition	2.3 Million	Approx. 30,000 SF PEMB with Cranes
MMP Addition	1.4 Million	Approx. 5,000 SF PEMB with Crane
Alro Potterville Tower	12 Million	Approx. 130,000 SF Warehouse and Automated Racking System
Alro Steel Ft. Wayne Facility	15.6 Million	Approx. 165,000 SF PEMB with Cranes and Offices
Alro Steel Niles Addition and Remodel	15.2 Million	Approx. 100,000 SF PEMB with Cranes and Remodel offices and Whse
Alro Plastics Additions and Remodel	6 Million	Approx. 30,000 SF PEMB Addition and Office Addition/Remodel
Seymour Ford Service Buildings	5 Million	Approx. 16,000 SF PEMB Service Building and Addition to Body Shop
NERC Inc.	2 Million	Approx. 17,500 SF PEMB Shop Building and Offices
Applegate Warehouse Expansion	2 Million	Approx. 20,000 SF PEMB Warehouse Expansion
MISA	1 Million	Office Expansion and Remodel of existing

O'Harrow Construction Co. Personnel Experience

<u>Name</u>	<u>Title</u>	<u>Years in Construction Industry</u>
George Kittle	President/Project Manager	55 Years
Scott Gillett, P.E.	Vice President of Engineering	44 Years
Travis Cortright	Vice President Project Manager	26 Years
Tom Garrett	Project Manager	33 Years
Jordan Phillips P.E.	Structural Engineer	25 Years
Jennifer Feeney	CAD Designer	30 Years
Tim Soltis	Site Superintendent	45 Years
Jason Wirth	Site Superintendent	32 Years
Ted Hines	Site Superintendent	39 Years
Steve Adee	Site Superintendent	26 Years
John Lueder	Site Superintendent	36 Years
Drew Soltis	Site Superintendent	18 Years
Randy Nichols	Site Superintendent	32 Years