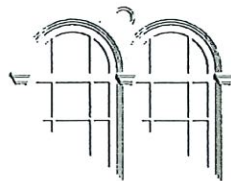


Response to the
Request for Proposals
For
Professional Architectural/Engineering Services
for the
Flushing Township Hall Expansion &
Renovations

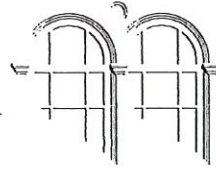
December 10, 2024

Prepared by:



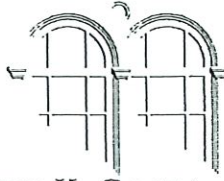
JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC
417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC
417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433



Proposal Index


1. Acknowledgment
2. Firm Information
3. Firm Profile
4. Resumes of Team
5. Similar Projects Experience
6. References
7. Team Framework and Staff Experience
8. References
9. Lump Sum Fee Proposal
10. Copy of Insurance Certificates
11. Copy of License



JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC

I acknowledge that I have read the proposal and reviewed the conceptual design layout provided and have an adequate understanding of the proposed project, scope of services to be provided, and approximate timeline within which our firm can accomplish the project requirements for Design Development through Bid & Award services.

Sincerely,

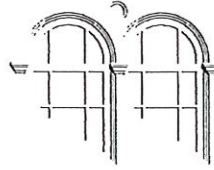


John K. Costa, AIA
Architect

12-10-2024

Date

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC
417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433



Firm Information:

Firm name: John K. Costa, AIA Architectural Design & Consultation, PLLC

Type of Legal Entity: PLLC, Professional Limited Liability Company

Primary Contact: John K. Costa

Name Title: Owner/ Architect

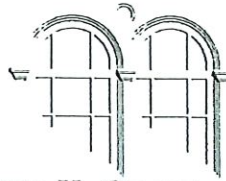
Business Address: 417 Old Mill Drive, Flushing, MI 48433

Office Address: 114 E. Main Street, Flushing, MI 48433

Office Phone: (810) 659-5275

Cell Phone: (810) 730-7989

Email: jkcarchitect@gmail.com



JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC

Firm Profile:

The architectural firm was established in April 2004 with the intent of serving the greater community of Genesee County, Michigan with an alternate option for architectural services. The firm has developed a list of clients that includes local developers, business owners, and general contractors. Projects are typically awarded to the firm through repeat clients or through referrals. The firm offers professional services including project programming, existing facility surveys, site analysis and development planning, schematic design, and preparing construction documents.

To date the firm has successfully completed over 900 projects located throughout the state of Michigan and include new buildings, additions, and renovations of commercial retail and office buildings, restaurants, warehouses, churches, and residences. Although all projects are important to me, one that in particular was most rewarding, was to be selected as the local architect to assist the contractor in the multiple additions and renovations to the Flint Institute of Arts. Being a small firm, I was very grateful to have been given the opportunity to be a part of such a major project in our community. The hard work and dedication of the entire project team resulted in the building being delivered to the client on time and on budget.

Having nearly forty years of work experience in the local community has given me the opportunity to develop relationships with building officials, general contractors, sub-contractors, suppliers, and many clients which have resulted in many successful and enjoyable projects. I believe that my outlook to value and respect all individuals, and recognize the contributions and roles that all may play in the development of a project has been at the heart of the success of the firm.

JOHN K. COSTA, AIA

PROFESSIONAL BACKGROUND

John Costa has experience working in the field of architecture for approximately 39 years. As a college student, John worked part-time with three different firms gaining valuable training and working with many superb individuals.

From 1989 to April 2004, John worked for the same architectural firm and gained a great wealth of experience in all facets of the profession. As a project manager and licensed architect, John was responsible for all phases of a project from conception to completion, including managing office staff, obtaining municipal approvals, building design, and construction administration. Projects completed under John's direction have been in various market sectors including commercial/office, governmental, institutional, industrial, and residential. In April 2004, John left Grainger Associates and established his own office.

Throughout his career John has always valued and respected the contributions and roles that all individuals play in the development of a project. John feels that this outlook has fostered many good relationships with staff, building officials, contractors, and clients and has resulted in many successful and enjoyable projects.

EDUCATION

Bachelor of Science Degree, 1987
College of Architecture and Urban Planning
The University of Michigan

Master of Architecture, 1989
College of Architecture and Urban Planning
The University of Michigan

REGISTRATION

Licensed Architect, 1992
State of Michigan

ORGANIZATIONS

AIA-FLINT CHAPTER
Secretary 2008-2009
Vice President 2010-2011
President 2012-2014
Scholarship Chairman 2012-2024

EXPERIENCE

April 2004-present
John K. Costa, AIA
Architectural Design & Consultation, PLLC
Flushing, MI

1996- April 2004
Grainger Associates, Inc.
Flint, MI

1989-1996
Grainger/Park, Inc.
Flint, MI

1987-1989
Hobbs & Black Architects, Inc.
Ann Arbor, MI

1987
Dale A. Suomela, P.C.
Flint, MI

1985-1987
Grainger/Park Inc.
Flint, MI

OSCAR W. HARE

PROFESSIONAL BACKGROUND

Oscar joined John K. Costa, AIA in 2020 and has over thirty years of experience in the design and construction industry. He has experience in industrial, commercial and residential design. His responsibilities include; specification writing, progress meetings, construction administration, project coordination, CAD drafting design and consultation. Oscar works well with his colleagues and clients. He's professional and well-rounded employee that has very good people skills. Oscar continues his training through American Institute of Architects, Flint Chapter.

PROFESSIONAL AFFILIATIONS and SERVICE TO THE COMMUNITY

Member of Flint Township Planning Commission

Member of Baptist Minister's Alliance

Food Bank of Eastern Michigan

EDUCATION

Phoenix Institute of Technology

Certificate of Completion in Architecture

Mott Community College

Architecture

Midwestern Baptist College

Religious Education

TRADE SKILLS & SPECIALIZATIONS

Project Programming and Conceptual Design

Design Development

Feasibility Studies

Barrier Free Design and ADA Compliance

Cash Flow Analysis and Cost Estimates

PROJECT EXPERIENCE

- Mott Community College – Ballenger Field House, Phase II
- Mott Community College – Curtice Door Replacement Project
- Kettering University – GMFARA Facility
- Grand Blanc Community Schools – Renovations to McGrath, Perry Center, East and West High Schools
- Carman-Ainsworth Community School
- Lake Fenton Community School
- Clio Community School
- Mt. Morris Community School
- Beecher Community School District

FARES ABDALLAH

FSA ENGINEERING, LLC

FSA Engineering, LLC is focused on providing high-quality service and customer satisfaction - we will do everything we can to meet your expectations. We take pride in our ability to listen to our clients and together work on providing excellent projects.

History

FSA Engineering, LLC was founded in August of 2005. Prior to that, the principals at FSA Engineering worked with large corporations and have an exceptional record in providing high-quality service and unique solutions to complex projects. Our principals have over 28 years of experience in the engineering, building and construction field. They offer a vast knowledge of Electrical, Mechanical Designs and Construction services.

Services

The FSA Engineering team provides a full range of engineering design, Cost Estimating, Budgeting, Construction Administration, Construction Scheduling, Feasibility and Energy Conservation Studies. The engineering team will work closely with client to determine the most appropriate design solution. Our services start from the design all the way to project completion.

Licensure

We are currently registered in the state of Michigan, North Carolina, South Carolina, with more to be added later as the needs arise.

About Us

Our company is based on the belief that our customers' needs are of the utmost importance. Our entire team is committed to meeting those needs. As a result, a high percentage of our business is from repeat customers and referrals.

We would welcome the opportunity to earn your trust and deliver you the best service in the industry.

Location:

3449 Breeze Pointe Ct

Linden, MI 48451

Telephone:

(810) 394-1379 Voice

(810) 714-4206 Fax

email:

Fabdallah@fsa-engineering.com

JASON CONN

CONN ENGINEERING CONSULTANTS, INC.

History

Conn Engineering Consultants, Inc. is highly qualified to service your structural needs with several years of experience dealing with architects, general contractors, developers and owners. We are a full service structural engineering firm specializing in steel, wood and concrete design. Whether your project is large or small, we have the ability to customize our services to meet your demands while keeping the integrity of the design intact. Our services range from designing a single member to completing full construction documents.

CEC has experience in designing all types of structures including commercial, institutional, industrial and residential. We also have extensive knowledge in the design and analysis of pre-manufactured structures including park pavilions, pre-engineered buildings and fabric tensile structures.

Services

- Full construction documents
- Design / Build construction documents
- Field inspections
- Analysis of existing and failed structures
- Red-line structural designs
- Drafted structural plans
- Structural design review
- Shop drawing review
- Signed and sealed structural calculations
- Expert witness reports and testimonies
- Foundation design including pile and helical pier
- Engineering support for manufactured products

Location:

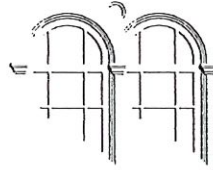
107 N. Bridge Street
P.O. Box 791
Linden, MI 48451

Phone: 810.458.4350
Fax: 810.458.4592

email:

jmc@connengineering.com

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC
417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433



Similar Project Experience:

Addition and Renovations for
Flushing Family Dentistry
323 W. Main Street, Flushing, MI 48433

August 2021 to May 2024
\$1.5 million

Project scope consists of an approximate 2,500 sq. ft. addition to an existing dental office building. The project scope included the building addition, and miscellaneous interior renovations, including selective demolition, new construction, and new finishes.

Mr. Niman Shukairy, DDS
319 W. Main St.
Flushing, MI 48433
Ph: 810-659-7800
Email: nimans@yahoo.com

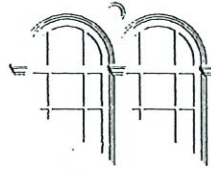
Mr. Chris Honea
Case Construction Co., Inc.
G-6235 Corunna Road
Flint, MI 48532
Ph: 810-732-2000
Email: chrishonea@comcast.net

JOHN K. COSTA, AIA

ARCHITECTURAL DESIGN
& CONSULTATION, PLLC

417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433

810-659-5275 FAX 810-659-5399



Similar Project Experience:

Interior Renovations for Genesee Health System-

Project One

1050 W. Bristol Rd.

Flint, MI 48507

July 2023 to June 2024

\$3.2 million

Project scope consisted of approximately 34,000 sq. ft. of interior renovations of the vacant first and second floors of the former Baker College facility. Renovations of existing office, classroom, and conference room spaces into new administrative offices, staff offices, and patient care facility. Renovations included selective demolition, new interior partitions for new layouts, new equipment, and new finishes.

Mrs. Sahar Abdallah

Sorensen Gross Construction Co.

3407 Torrey Road

Flint, MI 48507

Ph: 810-767-4821

Email: sabdallah@sgcompany.com

Mrs. Karry Steele

Genesee Health Systems

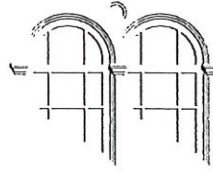
1050 W. Bristol Rd.

Flint, MI 48507

Ph: 810-257-3705

Email: ksteele@genhs.org

JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC
417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433



Similar Project Experience:

Interior Renovations for Greater Flint Arts Council
816 S. Saginaw St., Flint, MI 48502

August 2023 to December 2024
\$1.5 million

Project scope consists of interior renovations of the existing vacant lower level, second floor, and third floor. Renovations included selective demolition, new interior partitions for the new layout, structural repairs and reinforcement, new elevator, new equipment, and new finishes.

Mr. Dave Lurvey
Lurvey Construction
601 S. Grand Traverse St.
Flint, MI 48502
Ph: 810-391-2908
Email: dlurvey@dwlurvey.com

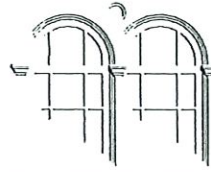
Mr. Greg Fiedler
Greater Flint Arts Council
816 S. Saginaw St.
Flint, MI 48502
Ph: 810-238-2787
Email: greg@greaterflintartscouncil.org

JOHN K. COSTA, AIA

ARCHITECTURAL DESIGN
& CONSULTATION, PLLC

417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433

810-659-5275 FAX 810-659-5399



Client References:

Mr. Gary Hurand
MDI Real Estate Services
4100 Pier North Blvd., Suite C
Flint, MI 48504
Ph: 810-733-0760 ext. 228
Email: garyh@mgtdiv.com

Mr. Niman Shukairy, DDS
319 W. Main St.
Flushing, MI 48433
Ph: 810-659-7800
Email: nimans@yahoo.com

Mr. Ronny Medawar
Medawar Jewelers
G-3093 S. Linden Rd.
Flint, MI 48532
Ph: 810-733-7778
Email: ronny@medawars.com

Mr. Ghassan K. Saab
Corlin Builders
101 S. Leroy Street, Ste. 210
Fenton, MI 48430
Ph: 810-691-9314
Email: gksaab@gmail.com

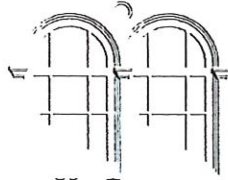
Contractor/Client References:

Mrs. Sahar Abdallah
Sorensen Gross Construction Co.
3407 Torrey Road
Flint, MI 48507
Ph: 810-767-4821
Email: sabdallah@sgcompany.com

Mr. Stephen Perrin
Perrin Construction Co, Inc.
8888 E. Lansing Rd.
Durand, MI 48429
Ph. 989-288-6046
Email:
stperrin@perrinconstructionco.com

Mr. Cliff Harvey
Case Construction Co., Inc.
G-6235 Corunna Road
Flint, MI 48532
Ph: 810-732-2000
Email: cliffcasegrp@comcast.net

Mr. Dave Lurvey
Lurvey Construction
601 S. Grand Traverse St.
Flint, MI 48502
Ph: 810-391-2908
Email: dlurvey@dwlurvey.com



JOHN K. COSTA, AIA
ARCHITECTURAL DESIGN
& CONSULTATION, PLLC

December 10, 2024

Mr. Frederick R. Thorsby, Supervisor
Charter Township of Flushing
6524 N. Seymour Road
Flushing, MI 48433

RE: Response to the Request for Proposals
For Professional Architectural/Engineering Services for the
Flushing Township Hall Expansion & Renovations

Dear Mr. Thorsby,

Thank you for the invitation and the opportunity to submit a proposal to provide architectural/engineering services for the Flushing Township Hall Expansion and Renovations project.

Per the RFP, it is understood that Flushing Township had a Space Needs Assessment prepared by H2A Architects in 2022/2023 which identified proposed interior renovations and a small expansion to the existing facility. Diagrams were prepared indicating the proposed new floor plan layout, proposed addition, as well as an Opinion of Probable Cost.

It is understood that Flushing Township is seeking qualified firms to provide the remainder of the of architectural and engineering full services for the construction of the project and the scope of work will include: Design Development Phase, Construction Document Phase (including specifications), Bidding Phase, and Construction Administration, as outline in the RFP.

Consultants planned to be utilized for this project include FSA Engineering (mechanical, plumbing, and electrical), and Conn Engineering (structural).

The fee for architectural services as outlined above for this project shall be a lump sum amount of \$45,000.00. Extensive changes in the work and additional services shall be compensated at an hourly rate of \$80.00, or may be negotiated for an additional fixed amount. Reimbursable expenses shall include the costs of all reproductions and plots.

417 OLDMILL DRIVE
FLUSHING, MICHIGAN 48433
810-659-5275 FAX 810-659-5399

Phases are broken down as follows:

Design Development Phase:	\$13,250.00
Construction Document Phase:	\$20,500.00
Bidding Phase:	\$2,250.00
Construction Administration Phase:	\$9,000.00.

Not included in the scope of work is the cost of any surveys, geotechnical testing, civil engineering or drawings, cost projections, furniture selection, nor any fees for submittal to governmental agencies for review or approval. Reimbursable expenses shall include the costs of all reproductions and plots. Fees for additional work requested beyond the scope as outlined previously will be at a rate of \$100.00 per hour, or at a negotiated fee.

We can begin work immediately from the signing of the agreement, and receipt of a Letter of Intent to Award, and anticipate it will take approximately 16 weeks for completion of the Construction Documents, including specifications.

Once this proposal has been approved, an agreement for architectural services will be prepared utilizing AIA Document B105-2017, Standard Short Form of Agreement between Owner and Architect. It is acknowledged that the agreement is subject to approval by the Flushing Township Board of Trustees.

Please note that our current insurance coverage does not meet the amounts indicated in the RFP, but if selected, we can increase the amounts as may be required.

Thank you for the opportunity to provide you with this proposal, and if you have any questions or require additional information, please contact me. If the foregoing meets with your approval please sign, date, and return a copy of the agreement.

Sincerely,



John K. Costa, AIA
Architect

12-10-2024

Date

Mr. Frederick R. Thorsby
Supervisor

Date

