



MOTT FOUNDATION BUILDING
503 SOUTH SAGINAW STREET
SUITE 100
FLINT, MICHIGAN 48502-1851
810.239.4691
gazall-lewis.com
info@gazall-lewis.com

JOHN R. GAZALL, AIA, NCARB
PRESIDENT
CHRISTOPHER A. NEDANIS, ASSOC. AIA
VICE PRESIDENT
ROBERT S. GAZALL, AIA, NCARB
FOUNDER 1968-1999
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Davison Township RFP – Proposal for New Township Hall and Police Station

Davison Township is inviting your firm to provide a summary of qualifications for general contracting services for the construction of a new approximate 23,000 sq. ft., single story with partial basement Township Administration Building with a Police Station. The proposed location for the building is a vacant parcel of property on the north side of Davison Road between North Gale Road and Aloha Street.

The objective of this proposal is to interview and select a firm with qualifications and experience to provide construction and oversight of the design of a new Township Administration Building with a Police Station. The goal of the Township is to select a construction company which will be an integral part of the design team as the project develops and comes to fruition. This RFP submitted for consideration should prove that the construction firm can advise the Township through all phases of the project and ensure that the needs of the project and community are met in a timely manner and within budget.

At this time the construction delivery approach for this project is to hire a Construction Manager that is also the Constructor. AIA A133-2019 contract document will be executed between the Owner and General Contractor. AIA Document A133 is intended for use on projects where a construction manager, in addition to serving as advisor to the owner during preconstruction phase, also provides construction of the project with a guaranteed maximum price. The construction manager provides the owner with a guaranteed price proposal, which the owner may accept, reject, or negotiate. Upon acceptance of the proposal, the construction manager becomes contractually bound to provide labor and material for the project and to complete construction at or below the guaranteed maximum price. The document divides the construction manager's services into two phases: the preconstruction phase and the construction phase, portions of which may proceed concurrently in order to fast track the process.

Interested firms shall submit (8) bond copies and (1) electronic copy (PDF format) by 3:00 pm on Monday May 4, 2026 to the attention of Jim Slezak, Supervisor, Township of Davison, 1280 N. Irish Road, Davison Michigan 48423. The electronic copy should be emailed to Steve Sturgis, Building Inspector, no later than 3:00 pm on May 4, 2026 to the attention of Jim Slezak, Supervisor, Township of Davison, 1280 N. Irish Road, Davison Michigan 48423. The electronic copy should be emailed to Steve Sturgis, Building Inspector, no later than 3:00 pm on May 4, 2026 ssturgis@davisontwp-mi.org

The building design is based on conceptual plans developed by Gazall, Lewis & Associates, which are attached to this document. The site design is based on conceptual site design provided by Meridian Surveying.

Qualifications

The submission of qualifications shall address and include the following information.

1. Cover Letter and introduction including the name of the firm, address, and the contact information of the person(s) authorized to represent the company regarding all matters related to the project.
2. Firm Background and History. Provide firm narrative on history and background of your company and the qualifications it brings to this project.
3. Resumes and qualifications of the individuals who will be in charge of the work including:
Name
Experience
Relative projects they worked on



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4. Within the past 5 years provide a project narrative for 3 similar municipal projects that your firm oversaw construction. Include scope of services provided, project description, contact person and phone number, and approximate cost.
5. Does your experience include the preparation of itemized estimates of the project cost at the schematic and Design Phases of the project? If so, what has been your track record in meeting these target costs? Describe how your firm estimate construction budgets? How does your firm determine the final contract construction cost? Will this project be bid competitively with trade contractors?
6. Does your experience include devising value engineering recommendations that result in a reduction of budgetary figures?
7. Discuss your process for securing sub-trade bids and ensuring proper coverage of all bid categories.
8. What is your opinion of union vs. non-union projects? More specifically describe your relationship with non-union projects, prevailing wage projects, and 100% union projects.
9. Will your firm provide any self-performing work? If so, what work scope packages? Will your firm provide prevailing wage rates for all your employees that work this project?
10. With the anticipation of late fall time construction start, with your past experience how long of a construction duration (from groundbreaking to final certificate of occupancy) do you anticipate for this project?
11. As the Construction Manager where the Construction Manager is also the Constructor, the owner will rely on your firm to provide a Guaranteed Maximum Cost of Construction. At what point can this this be established? What conditions would cause the Guaranteed Cost to change?
12. Discuss how you identify General Conditions Items and Reimbursable Construction Costs. At what point can these be identified and established?
13. Based on a late fall construction date provide a fee structure for this project based on Preconstruction Services and Construction Services as identified in A133 – 2019 contract
 - a. Phase One - Preconstruction Services based on Lump Sum cost.
 - b. Phase Two – Construction Services Percentage cost.
 - c. Identify hourly billing rates for individuals or positions within your firm. Identify the positions your company will utilized to manage the project.
14. What is you “mark-up” fee (percentage) for additional work performed outside of the original contract. What is you “mark-up” fee (percentage) for additional sub-contractor work performed outside of the original contract?
15. What type of insurance(s) does your firm provide during the construction duration?
16. Provide any other pertinent information that you think the Township should be aware of regarding your firm or this project.



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17. Davison Township reserves the right to make recommendations, and request qualified trade contractors, sub-contractors, vendors, and suppliers to provide bid quotes for work scope packages of all bid categories. Davison Township reserves the right to have final approval and acceptance of all qualified trade contractors, sub-contractors, vendors, and suppliers for the construction of their building and site

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The Township intends to retain the services of the firm evaluated to be the best qualified to perform the construction work for the township within the required time frame, experience with similar services and clients, cost of services, ability to deliver work within budget, and other factors considered. The firm will be selected upon a basis of all the proposals submitted and shall determine at its sole discretion, which if any firms it will select for interviews. Follow-ups with any or all firms submitting proposals may occur to gather additional information upon which to make a decision at a time and date selected by Davison Township. Any other pertinent data generated by the township will be considered.

Davison Township reserves the right to reject any and all proposals, in whole or in part, to waive any and all informalities, to disregard all non-conforming, non-responsive or conditional proposals, to request additional information from a proposer, or to expand the period for submitting proposals.

Those submitting proposals do so entirely at their own expense. There is no expressed or implied obligation by the township to reimburse any individual or company for costs incurred in preparing or submitting proposals, providing additional information when requested by the Township or participating in meetings or interviews.

If you have any questions or comments regarding this RFP please contact John Gazall, project architect.

John R. Gazall

John R. Gazall, AIA, NCARB
President