



**OTSEGO COUNTY ADMINISTRATION  
 BID REGISTER LOG/PRELIMINARY TABULATION SHEET**

**BID NUMBER:** 2017-10

**DATE/TIME BIDS DUE:** Wednesday, September 6 at Noon

**TITLE:** Animal Shelter Garage

**DATE/TIME OF BID OPENING:** Wednesday, September 6 at 1:30pm

**ADVERTISED:** Yes

**BID DEPOSIT REQUIRED:** N/A

**ADDENDUM/DATES:**

**BIDS/PROPOSAL RECEIVED**

	COMPANY NAME	LOCATION	PRELIMINARY TOTAL BID	PRELIMINARY RANK
1.	CST Enterprises Inc.	Gaylord, mi	93,896-	1
2.				
3.				
4.				
5.				
6.				
7.				
8.				
9.				
10.				

**CST ENTERPRISES, INC.**  
GENERAL CONTRACTING & CONSTRUCTION

Bid Proposal for

**Construction of  
Garage**

**Otsego County  
Animal Shelter**  
Gaylord, Michigan

September 6, 2017

**CST ENTERPRISES, INC.**  
Gaylord, Michigan • (v) 989.350.7401 • (fx) 866.845.6317

## *Why Choose CST Enterprises*

*CONSTRUCTION*, it's what we do. *CST Enterprises* is a Master Builder delivering quality and value on-time and on-budget for over 33-years. Once you meet the Tad and the Crew you'll understand why we can do what no one else can, design and construct in-house. Builders call it Design/Build but most aren't a licensed architect which is required to do so commercially. Delivering *TRUE* design/build, in-house under one (1) contract is our niche and that's what makes CST Enterprises special and Tad's been doing it *since 1984*.

In my 33+ years in this business I've never heard of any other commercial General Contractor or Construction Manger that's a licensed professional, just like me. I suppose it's because a licensed Architect is required to design the project plans and he's supposed to be there during construction to oversee the project. Trouble is most A/E's don't have a solid background in construction. That's where CST shines and it absolutely sets us apart from other Architects and Builders.

Our A/E team has been delivering ACME services on commercial projects just like yours all over Michigan and the Country. Our knowledge and crafting of quality buildings & sites spans decades *as a TEAM*. Our work portfolio includes **LEED-Certified Gold & Silver** buildings the highest standard for energy efficiency. We're located close enough to serve your project and manage our workload responsibly. Living in northern Michigan ourselves we understand snow on and around the building including; snow-melt systems, snow loads, snow sliding from roofs, and snowplowing. The professionals listed in this proposal are the same people who will deliver your project, no marketing team bait and switch. They'll be at your meetings, produce the drawings & specifications, prepare the bidding documents, attend the pre-bid meeting, and administer construction both in the office and field. Our TEAM works hard to deliver your project with the highest professional quality and integrity. Ask any Contractor that's worked with us.

## *Top CST Advantages*

*Performance...Our process delivers exceptional service and efficiency*

*Client Focus...your construction professional & advocate, we're here for you*

*Value...competitive price, superior quality, exceptional service*

*Master Builder / Architect...skilled in all facets and forms of construction*

*Design/Build...the most cost-effective, flexible and responsive process in the industry*

*Professional...working as a team to maximize strengths, skills and experienc!*

*Cutting Edge...state-of-the-art Technology to provide better service for our customers*

*Successful...our success depends on your satisfaction*

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**CST ENTERPRISES, INC.**

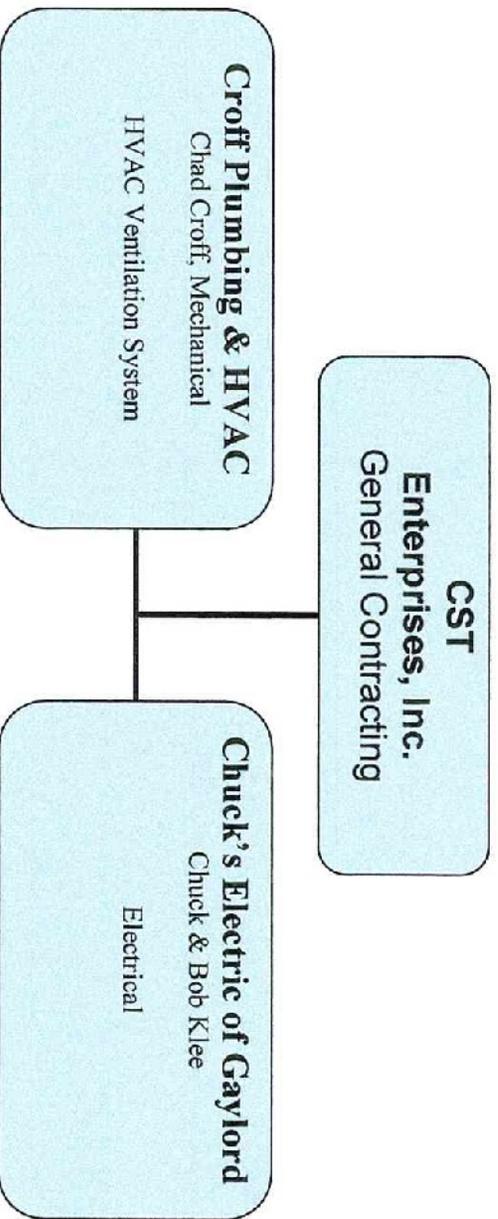
Firm Qualifications

Section 2 – Project Staff

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***Project Staff***

<u>Name</u>	<u>Position / Classification</u>	<u>Role</u>
Tad Latuszek, RA, LEED	Project Manager / Lead	Contact
Jayson Welsler	Site Superintendent	Lead Carpenter
James Forbes	Carpentry	Carpenter
Chris Lauterwasser	Carpentry	Laborer
Stephen Grove	Carpentry	Laborer
Brad Trenary	Carpentry / Concrete	Laborer
Samuel Latuszek	Carpentry / Concrete	Laborer
Christian Latuszek	Carpentry / Concrete	Laborer
Chad Croff	Mechanical	Mechanical HVAC
Chuck Klee	Electrical	Electrician
Bob Klee	Electrical	Electrician



**Construction TEAM**

**CST ENTERPRISES, INC.**

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# CST ENTERPRISES, INC.

Firm Qualifications

Section 2 – Project Staff

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**Tad C. Latuszek, RA, LEED AP**  
**Project Architect / Professional-In-Charge / Project Lead**

## CAREER SUMMARY

As Principal of Trinity Architecture Mr. Latuszek, RA, LEED is the project lead for the design team. Tad has 25+ years experience designing and managing new and renovated construction projects. He was one of the 1<sup>st</sup> LEED accredited architects in the nation while working on NOAA's **LEED-gold** Maritime Heritage Center project. His practical hands-on building experience adds tremendous value on each of our projects through his understanding of buildings developed from the ground up. Tad's expertise includes all facets of building & site design including; conceptual design & layout, construction systems & assemblies, cost estimating, preliminary & final design, 3D-CAD & renderings, final construction in responsible charge Mr. Latuszek is our spearhead with all communication and design decisions funneled through him.

## PROFESSIONAL REGISTRATION

Registered Architect, State of Michigan  
Permanent License # 1301049990  
LEED Accredited Professional  
NCARB Certified



## EDUCATION

Lawrence Technological University	B-Arch, 1994
Lawrence Technological University	BS-Arch, 1993
Gaylord St. Mary's Cathedral High School	
High Performance Systems Design, Lighting	
High Performance Building Design, Schools	
Dale Carnegie Leadership Training	

## HONORS & AWARDS

LEED-Gold, National Maritime Heritage Center  
LEED-Silver, Veterans Medical Clinic  
Spirit of Alpine Award, Wade-Trim Office Building  
Spirit of Detroit Award for Urban Design  
Oscar Lynn Freimann Design Competition

## CIVIC & PROFESSIONAL AFFILIATIONS

American Institute of Architects  
Grand Rapids Builders Exchange  
Const Association of Michigan



**CST ENTERPRISES, INC.**

Firm Qualifications

Section 2 – Project Staff

Page 3 of 3

**Sample Project Experience - Tad Latuszek, RA, LEED**

**Educational**

University Center at Gaylord, \$10m Chemistry / Science Building  
Kirtland Community College, Science Labs & Health Occupational Center  
Alpena Community College, Classroom remodeling & lab renovation  
Les Cheneaux Schools, \$8.8m Additions & Renovations  
Gaylord Schools, \$9.3m District-wide Capital Improvements  
Rogers City Schools, \$3.5m District-wide Renovations  
Pellston Public Schools, \$2.0m Elementary Improvements  
Rudyard Schools, \$6.75m District Additions + Renovations  
Hale Area Schools, \$8.5m New K-8 School + District Renovations  
Ewart Schools, \$6.75m New High School + District Renovations

**Municipal**

NOAA-US Gov't, \$2.2m Great Lakes Marine Sanctuary, Alpena **LEED-gold**  
LTBBOI – new Tribal Center, Harbor Springs, MI  
DMVA – VA Outpatient Clinic, Alpena **LEED-silver**  
DTMB-DOC, Camp Pugsley \$630k HVAC replacement  
DOD-MTOC-Alpena Readiness Training 2-IDIQ Design/Build Contracts  
Chestonia Township, Fire Hall Design  
Owosso Township, \$500k Fire Station Design  
Presque Isle County, \$3.0m Courthouse Addition Design  
Village of Port Austin, \$650k Visitors Center / Chamber Offices  
Midland County, \$365k sf Sanford Lake Park Office & Shop Building  
City of Alpena, \$1.4m Public Works Service Center  
Alpena Veterans Affairs, \$1.5m Outpatient Clinic, Alpena  
Alpena Animal Control, \$2.0m Animal Shelter  
Otsego County, Offices for Equalization and Land Use  
EUP-ISD, \$1.25m Office Addition, Sault Ste. Marie

**Commercial**

Cooper-Standard, 150-ton Geo-Thermal Exchange System  
Zaremba Equipment, \$4.0m Truck Dealership, Wash & Lube Facility, Gaylord  
Halliburton Energy, Sand Plant Expansion, Kalkaska & PA  
Alpena Marc, LLC, Brownfield Redevelopment, Alpena  
Ludlow Sales LLC, Brownfield Redevelopment Study, Alpena  
Wright & Filippis, New Building Design, Alpena  
Big Buck Brewery & Steakhouse, \$5.5m New Facility, Gaylord  
Waide-Trin, \$1.25m Office Building, Gaylord

**Religious**

Holy Childhood of Jesus, \$4.5 million Parish Hall Addition & Remodeling  
Kalkaska Church of the Nazarene, Addition, Kalkaska  
St. Thomas Aquinas Church, New Entrance, Elmira  
Gaylord Community Church, Remodeling to Hall and Narthex, Gaylord  
Diocese of Gaylord, \$4.5m New Diocesan Center, Gaylord

**Healthcare**

DMVA – VA Outpatient Clinic, Alpena  
Otsego Memorial (OMH), Admin Office, Gaylord  
OMH, Site and Parking Studies, Gaylord  
OMH, \$5.5m Professional Office Building, Gaylord  
OMH, \$9.5, Additions & Remodeling, Gaylord

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## **CST ENTERPRISES, INC.**

Firm Qualifications

Section 3 – Contact & History

Page 1 of 1

### ***Contact Information***

CST Enterprises, Inc.  
5453 Mohican Trail  
Gaylord, Michigan 4973  
(email) [tel@cstenterprises.com](mailto:tel@cstenterprises.com)

Tad C. Latuszek, RA, LEED AP  
President / Project Manager  
(phone) 989.350.7401  
(fax) 866.845.6317

### ***Company History***

Since 1984, our founder, Tad Latuszek, RA, LEED, has been providing design & construction services in Michigan. Tad built this company incorporating more than 30-years experience as a builder and an architect. In 2003 he formed Trinity Architecture and in 2017 CST Enterprises, Inc. was formed. as a General Contracting & Construction firm serving a wide-array of customers.

CST provides planning, design, and construction management services. With over 33 years experience in the construction industry Tad spearheads each of our projects with dedication and a commitment to quality and professionalism. As LEED architects and engineers our designs respond to our client's needs while emboldening the spirit of environmental stewardship. Our solutions are efficient in terms of energy and life-cycle cost, the true cost of a building or facility.

CST operates as a Corporation in Gaylord, Michigan, where we operate and serve our clients. Our services include General Contracting and Construction of all buildings. The firm holds the appropriate license to practice Architecture in the State of Michigan and is accredited by the National Council of Architectural Registration Boards. Mr. Latuszek, RA, LEED is certified by the United States Green Building Council as a LEED accredited professional.

### ***Company Mission & Vision***

CST is dedicated in delivering quality high-performance building & site design solutions with emphasis on GreenBuild as both practical and cost effective. As LEED architects and engineers we respond to our client's needs and budget while making a conscious effort to reduce the environmental impact of our projects. This is good for design, good for the environment and great for our client's operational budget. Our broad construction experience is the key difference in our project approach and success.



### **CST ENTERPRISES, INC.**

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**TRINITY**  
**ARCHITECTURE**  
 & MANAGEMENT, LLC  
 GAYLORD, MICHIGAN 49735  
 989.445.4705

PROPOSED GARAGE FOR:  
 OTSEGO COUNTY ANIMAL SHELTER  
 PROJECT COST ESTIMATE FOR (1) 28'x40' BUILDING  
 SLAB-ON-GRADE / POLE STRUCTURE

**PROJECT WORK SCOPE SUMMARY**

0906417

WORK DESCRIPTION	UNIT	COST/UNIT	QUANTITY	COST
1 EARTHWORK	CY	36.00	120	\$4,320
2 STORM BASIN & PIPING	EA	2400.00	1	\$2,400
3 UTILITY CONNECTION - ELECTRIC	EA	2400.00	1	\$2,400
4 POST FOOTINGS - MATERIAL	CY	126.00	44	\$5,544
5 POST FOOTINGS - LABOR	EA	90.00	18	\$1,620
6 REINFORCING MATERIAL	LUMP	2500.00	1	\$2,500
7 MATERIAL TESTING	LUMP	1200.00	1	\$1,200
8 CONCRETE SLAB - MATERIAL	CY	126.00	23	\$2,898
9 CONCRETE SLAB - LABOR	HR	35.00	80	\$2,800
10 UNDER SLAB INSULATION	SF	3.00	0	\$0
11 ROUGH CARPENTRY - LABOR	LUMP	16000.00	1	\$16,000
12 ROUGH CARPENTRY - MATERIAL	LUMP	12475.00	1	\$12,475
13 ROOFING - ASPHALT SHINGLES, LIFETIME	SF	1.50	1590	\$2,370
14 ROOFING - LABOR	LUMP	2100.00	1	\$2,100
15 WALL INSULATION - R22 SPRAY FOAM	SF	2.00	0	\$0
16 CEILING INSULATION - R50 CELLULOSE	SF	3.00	0	\$0
17 SOUND INSULATION - BATT	SF	0.80	0	\$0
18 GYPSUM BOARD - WALLS	SF	1.00	0	\$0
19 GYPSUM BOARD - CEILING	SF	1.25	0	\$0
20 PAINTING & STAINING	ALLOW	600.00	1	\$600
21 FINISH CARPENTRY - LABOR	HR	35.00	0	\$0
22 FINISH CARPENTRY - MATERIAL	SF	1.00	0	\$0
23 INTERIOR DOORS & HARDWARE	EA	600.00	0	\$0
24 EXTERIOR DOORS & HARDWARE	EA	800.00	1	\$800
25 OVERHEAD DOORS & HARDWARE	EA	1200.00	2	\$2,400
26 PLUMBING	SF	6.00	0	\$0
27 MECHANICAL HVAC	LUMP	3650.00	1	\$3,650
28 ELECTRICAL & LIGHTING	LUMP	6800.00	1	\$6,800
29 GENERAL CONDITIONS	LUMP	10.00%	\$75,117.00	\$7,512
30 OVERHEAD & PROFIT	LUMP	15.00%	\$75,117.00	\$11,268
<b>SUBTOTAL - ESTIMATED PROJECT COST</b>				<b>\$93,896</b>

*This project cost estimate was prepared by Tad C. Latuszek, Architect based on the plans prepared by Anthony Esson, Architect dated 07/21/17. It is not a guaranteed maximum price for the work as the Contract is COST plus FEE of 15%.*

**Terms:** Per the Bidding & Contract Documents.

**Schedule:** start / finish within 90 days.

Acceptance of Proposal:

Accepted date:

Architect:

Tad C. Latuszek, RA, LEED

Owner:

Rachel Frisch, Otsego County Administrator

**CST ENTERPRISES, INC.**  
 GENERAL CONTRACTING & CONSTRUCTION  
 GAYLORD - MICHIGAN 49735  
 989.350.7401 (phone) - 866.845.6317 (fax) - www.cstenterprisesinc.com



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)  
03/21/2016

PRODUCER  
DESIGNPRO INSURANCE GROUP  
P.O. BOX 511106  
LIVONIA, MI 48151  
(734) 425-9710

734-425-9710

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC#

INSURER A: RLI INSURANCE COMPANY

INSURER B:

INSURER C:

INSURER D:

INSURER E:

Serial #

## COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	ADRL INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
						EACH OCCURRENCE	AGG
		GENERAL LIABILITY				\$	
		COMMERCIAL GENERAL LIABILITY				\$	
		CLAIMS MADE <input type="checkbox"/> OCCUR				\$	
						\$	
		GEN'L AGGREGATE LIMIT APPLIES PER				\$	
		POLICY <input type="checkbox"/> SECT <input type="checkbox"/> LOC				\$	
		AUTOMOBILE LIABILITY				\$	
		ANY AUTO				\$	
		ALL OWNED AUTOS				\$	
		SCHEDULED AUTOS				\$	
		HIRED AUTOS				\$	
		NON-OWNED AUTOS				\$	
						\$	
		GARAGE LIABILITY				\$	
		ANY AUTO				\$	
						\$	
		EXCESS / UMBRELLA LIABILITY				\$	
		OCCUR <input type="checkbox"/> CLAIMS MADE				\$	
						\$	
		DEDUCTIBLE				\$	
		RETENTION \$				\$	
		WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY				\$	
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/>				\$	
		(Mandatory in NH)				\$	
		If yes, describe under SPECIAL PROVISIONS below				\$	
		OTHER				\$	
A		ARCHITECTS/ENGINEERS	#RDP0019426	03-21-16	03-21-17	PER CLAIM LIMIT : \$1,000,000	
		PROFESSIONAL LIABILITY				AGGREGATE LIMIT: \$1,000,000	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENTS/SPECIAL PROVISIONS

## CERTIFICATE HOLDER

FOR PROPOSAL PURPOSES ONLY

## CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES

AUTHORIZED REPRESENTATIVE

ACORD 25 (2009/01)

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