

August 24, 2022

To whom it may concern,


I am writing this letter to recommend the Alan Group for Construction Management services. I have known Richard Scheck, senior project manager for the Alan Group, for 13 years since he was the project manager for the renovation and additions at the Ferndale Public Library. That project was a \$3.2 Million project that was bid in 2009 - 15% under budget and allowed the team to add additional value to the project such as a green roof. Ferndale was a difficult project with a geothermal system and wells that were located under the additions due to the tight site constraints.

When it was time to find a construction manager for a similarly difficult \$7M project to renovate the 34,000 sf Mount Clemens Public Library, I contacted Richard and the Alan Group to be considered. Other firms that were considered included Spence Brothers and McCarthy & Smith, Inc. The project had a very tight budget but lofty goals such as a geothermal system. The selection committee chose The Alan Group because of their ability to self-perform some trades and the expectation that a smaller firm would be a more vested partner for the project. I believe the committee was correct, The Alan Group and Richard Scheck specifically has been very dedicated to doing whatever was necessary to make this project a success. The timing of the project was very difficult as we bid the project in the middle of the pandemic and construction costs were very volatile. When the demolition package was bid and the two most prominent demolition contractors in SE Michigan provided bids substantially above the budget, The Alan Group self-performed the demolition for the budgeted amount to save the Library over \$100,000. Similarly, when the two precast manufacturers in Michigan provide bids that were more than twice the budget numbers they had provided during design, The Alan Group, worked with us to find an alternative exterior cladding material – phenolic panels and then agreed to self-perform the installation of those panels when the prices from subcontractors was not reasonable. Additionally, when we need to value engineer, \$1M out of the Mechanical system, the Alan Group interviewed the mechanical contractors to find the best partner to be a design assist partner for the redesign of the mechanical system and that has turned out to be the best decision for the success of the project without compromising the energy efficiency goals the Library set with the Geothermal system. In fact the final result is a hybrid geothermal-VRF system that will save the Library hundreds of thousands of dollars.

Any renovation project of this scope is challenging, and this project had it's fair share of challenges, but the Alan Group tackled each challenge head on with creative and appropriate solutions. I don't think there is any other Construction Manager I have worked with that could have provided the value to the owner that the Alan Group has on this project.

If you have any questions, don't hesitate to contact me.

Sincerely,



Seth Penchansky, AIA
Principal
Daniels and Zermack Architects