



sumac



## **Architecture / Engineering Services for Centennial Park Golf Course**

Town of Munster Parks and Recreation Department  
Munster, IN

**A new  
way.**

# Contents

Cover Letter .....	Page 3
Company Information .....	Page 4
Portfolio of Comparable Projects .....	Page 5
Staff Expertise .....	Page 9
References .....	Page 19
Proposal .....	Page 20
Initial Concept Design .....	Page 21
Financial Proposal .....	Page 28

February 25, 2022

Mark Heintz  
Director of Parks and Recreation  
Town of Munster Parks and Recreation Department  
1005 Ridge Road  
Munster, IN 46321

Ref.: **Proposal Architect/Engineering Services for Centennial Park Golf Course**  
**Town of Munster Parks and Recreation Department**

Dear Mr. Heintz

SUMAC is pleased to submit its response to the Request for Proposals (RFP) for the development design for the Town of Munster's Centennial Park golf course and pro shop facility in the State of Indiana.

SUMAC was founded as a construction company 12 years ago. Since then, we have evolved into a fully-fledged engineering and architectural firm. We are a Minority Business Enterprise (MBE) with the primary objective of assisting our clients' diversity, equity, and inclusion (DEI) efforts for a sustainable development.

Attached herein is a Scope of Work for your review. We encourage you to review this proposal in detail and to ask any questions that may arise.

If you have any questions at all, please do not hesitate to contact me at (219) 365-9345 in our Indiana office or via email at [ngeoriou@sumacinc.com](mailto:ngeoriou@sumacinc.com)

Sincerely,



**Nick Georgiou**  
Vice-President  
SUMAC Inc.

Cc: Jim O'Malley  
Enclosures

# Company Information

## **General Information**

**Legal Entity Name: SUMAC Inc.**

**EIN: 8-00268289**

**Form of business: S-Corporation**

## **Date of the firm's establishment**

September 8th, 2008

## **Description of our team and organizational structure:**

**Roy Donoso // President**

**Nicholas A. Georgiou // Vice President**

**Oversees all the technical aspects of ongoing work**

**Jim O'Malley // Senior Project Manager**

**Leads the team of Architects and Engineers that help him perform the work needed.**

**Michelle A. Finck // Project Architect**

**Dana Duty // Project Architect**

**Kate Troutman // Architect**

**Deborah Allen // Administrative Support**

## **SUMAC offices that will directly support the proposed activities**

### **SUMAC Indiana**

912 West Avenue H.

Suite 2

Griffith, IN 46319

### **SUMAC Chicago**

3701 N Ravenswood Avenue

Suite 202

Chicago, IL 60613

# Portfolio of Comparable Projects

## Project 1

**Heritage Bluffs Golf Club, Channahon Park District (Jim O'Malley while with other Firms)**

Cost of Construction: \$3,100,000

### Project Description:

Renovation of existing clubhouse, Pro-shop, kitchen, restrooms, offices and dining facility. Addition of an indoor/outdoor bar and dining area and dining terrace. Provided infrastructure for two golf simulator hitting bays.







The Final Design was a result of engagement of the Park District Executive Director, Course Supervisor and facility staff from the early stages to ensure a balance of cost, programming, amenities, necessities and aesthetics to make Heritage Bluffs Golf Club a top public golf destination in Illinois.

## Project 2

### La Grange Country Club All Seasons Village, La Grange IL. (Jim O'Malley while with other Firms)

Cost of Construction: \$8,400,000

#### Project Description

New aquatic facility including a swimming pool with diving well, tot pool, bathhouse, concessions, exterior bar area. New Platform tennis facility with (4) paddle courts and warming hut. The warming hut features a full-service bar, interior seating area, restrooms, and golf performance center with (2) state-of-the-art Trackman simulator bays for year-round practice and training.



The Final program and design resulted from meetings and engagement of numerous committees and stakeholders. These groups include the club manager, Building Committee, Swim Committee, Racquet Committee, food and beverage staff, and golf course superintendent. The facility serves members year-round and helps draw prospective members.



## Project 3

### J&M Golf Shop, St. John, IN (Nick Georgiou while with other Firms)

Total Cost: \$350,000

#### Project Description

J&M golf was the complete renovation of an existing hallmark retail store into the J&M golf pro shop retail store in golf simulator with supporting storage and golf shop.



Several meetings were held with the client to fully comprehend the project's needs. To ensure that the project's scope was achieved, we developed a strategy, held periodic meetings, and ensured project completion.



# sumac



**Staff** Expertise

**Nick Georgiou** // Senior Principal in Charge NCARB, ALA

**ngeorgiou@sumacinc.com**

Licensed Architect since 1982, with a broad background in all phases of new construction, complex rehabilitation, and remodeling. Experience includes municipal, aviation, industrial, commercial, retail, and residential occupancies. Responsibilities and roles include Partner, Project Principal, Owner's Representative, Project Manager, Architect, and Construction Administrator in multiple client environments.



## Education

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Bachelor of Science // Architecture  
University of Michigan, Ann Arbor, MI

Master of Architecture  
University of Michigan, Ann Arbor, MI

## Licenses and Certifications

Licensed Architect  
Illinois, Indiana, Michigan, Minnesota, North Dakota, Oklahoma

National Council of Architectural Registration Boards (NCARB)  
National Certificate

Association of Licensed Architects  
Member

## Professional Experience

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- SUMAC // Current // Partner
- Georgiou & Associates // 2006-Present // Principal
- G&K Development // 2004-2020 // Manager
- Teng & Associates // 1984-2004 // Vice President / Partner

## Select project experience

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**Allergy & Asthma Specialists** // Highland IN, USA // 2018

**Cardiac Care** // Munster IN, USA // 2009

**Northwest Oncology** // Dyer IN, USA // 2016

**Richport Medical** // Schererville IN, USA // 2020

**Tilak Medical Office** // Schererville IN, USA // 2012

**TruCare Medical Office** // Schererville IN, USA // 2020

**Berthold Station Gauger Lab** // North Dakota, USA // 2013

**Stanley Station Gauger Lab** // North Dakota, USA // 2013

**Clearbrook Station Gauger Lab** // Minnesota, USA // 2012

**Cushing FSP Gauger Lab** // Oklahoma, USA // 2014

**Eddystone Station Gauger Lab** // Pennsylvania, USA // 2015

**Edmonton North Gauger Lab** // Alberta, CAN // 2014

**Griffith Station Gauger Lab** // Alberta, CAN // 2014

**Manhattan Station Gauger Lab** // Illinois, USA // 2012

**Oregon Station Gauger Lab** // Ohio, USA // 2012

**SAX Patoka Station Gauger Lab** // Illinois, USA // 2015

**Edmonton SET Station Gauger Lab** // Alberta, CAN // 2015

**Cromer Station Gauger Lab** // Manitoba, CAN // 2015

**Cushing Central Gauger Lab** // Oklahoma, USA // 2016

**Marysville Station Gauger Lab** // Michigan, USA // 2013

**Rockline QA Lab** // Arkansas, USA // 2017

**American Airlines** // O'Hare International Airport, Illinois

**United Airlines** // Elk Grove Village, Illinois

**United States Postal Service** // Illinois

**Federal Express** // O'Hare International Airport, Illinois

**Enbridge Energy** // United States and Canada

**Retail Centers** // Indiana // 2021



**Jim O'Malley** // Senior Project Manager NCARB, ALA

**jomalley@sumacinc.com**

Jim has architecture, project management and development with a focus on sustainability. His professional experiences include architectural design, construction and project management. He administers the programing and structuring of contracts, and the technical requirements and the delivery of multiple projects in the United States.



## Education

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Bachelor of Science of Architectural Studies  
University of Illinois Urbana-Champaign

## Licenses and Certifications

Licensed Architect  
Illinois

National Council of Architectural Registration Boards (NCARB)  
National Certificate

Association of Licensed Architects  
Member

City of Chicago  
Self-Certified Architect

## Professional Experience

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Sr. Project Manager  
**SUMAC**  
Current

### **Williams Architects, Itasca, IL**

Director of Chicago Office

- Responsible for lease negotiations and day to day operations of satellite office.
- Collaborated with marketing and management teams to build a business development plan for expansion into Retail sector.
- Prepared fee analysis and proposals for projects with professional fees in excess of \$500,000. Solicited proposals from potential consultants.
- Served as primary Client contact for Aquatic, Recreation, Golf Club, and Retail projects. Responsible for Schematic Design, Design Development, Construction Documents, Specifications, Bidding & Permitting and Construction Administration for multiple, concurrent projects with construction costs up to \$64 million dollars. Including largest project in firm history at \$54 million dollars.
- Primary liaison for firm wide Managed Network Service vender. Recommended hardware and software procurement, implementation and training. Managed annual IT budget of \$250,000.00
- Assisted Management with bi-weekly staffing schedules and long term planning to ensure projects are staffed to meet needs and meet budgeted hours in contracts.

**OKW Architects, Chicago, IL**

Managing Associate, for multiple large scale, complex retail, mixed use and adaptive reuse projects in and around Chicago.

- Member of the Managing Associate team that reorganized professional staff of 45+ from a single pool of talent into 5 organized teams. Managed team of 5-8 staff members ensuring the team's projects were properly staffed to meet deadlines and milestones. Conducted orientation sessions for all new employees.
- Responsible for Design Development, Construction Documents, Bidding & Permitting and Construction Administration for multiple, concurrent projects with construction costs up to \$24 million dollars.
- Coordinated with third party network consultant to attend to network and workstation maintenance, trouble shooting, and future planning. Assisted Managing Principal with hardware and software research and procurement, implementation and training.

**ARCON Associates, Lombard, IL**

Project Architect for various K-12 Education projects in a temporary capacity.

**PHN Architects, Wheaton, IL**

Project Architect for various recreation, aquatic and golf course projects in a temporary capacity.

**Direct Design Carroll Associates Architects, Prairie Grove, IL**

Project Architect for renovation and new construction of large commercial projects including regional malls, national retailers and retail developers.

Recruited potential interns at college career expos.

**Select project experience**

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**Gately Indoor Track & Field Facility, Chicago, IL**

**Clarendon Hills Community Center, Clarendon Hills, IL**

**LaGrange Country Club, LaGrange, IL**

**Harrer Pool Aquatic Center, Morton Grove, IL**

**Tomahawk Aquatic Center, Channahon, IL**

**Heritage Bluffs Golf Club, Channahon, IL**

**302 N Green Street, Chicago, IL**

**900 West- Randolph and Sangamon, Chicago, IL**

**The Pointe at 6 Corners, Chicago, IL**

**Trader Joe's Core and Shell, Evanston, IL**

**Evergreen Marketplace, Evergreen Park, IL**

**Falcon Park, Palatine, IL**

**Dry Goods, Various Locations in the Midwest**

**Von Maur – Design coordination for Various Locations Nationwide**

**Northbrook Court** – Family Restrooms, Northbrook, IL

**Mall St. Matthews Streetscape Expansion**, Louisville, KY

**Kenwood Towne Center Renovation**, Cincinnati, OH

**Site Plan Study for 1,000,000 SF Power Center**, Heartland, MI

**Columbia Mall Renovation & Food Court Expansion**, Columbia, MO



**Michelle B. Finck** // Architect LEED AP

**mfinck@sumacinc.com**

Michelle received a remarkable education from the Washington University, in the state of Missouri. She achieved a Master's degree in Architecture in the University of Illinois at Chicago, where she graduated with honors. With a wide knowledge in infrastructure, Michelle have worked in several governmental projects, such as fire stations, metro line platforms, monuments and U.S. facilities. Also, aviation renovations and university spaces as well as hotel water towers are part of her experience. She works at SUMAC as an Architect.



## Education

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Master of Architecture

University of Illinois at Chicago, Chicago, Illinois.

Bachelor of Arts

Washington University, St. Louis, Missouri.

## Patents

LEED AP 2: 20/06/2009

## Computer Skills

Proficient in AutoCAD (ADT 2006) and Microstation (V8).

## Related Experiences

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Teaching Assistant // Freshman Design Studio

University of Illinois at Chicago, School of Architecture.

Rome Study Abroad Program

University of Illinois at Chicago, School of Architecture.

## Select project experience

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**Allergy & Asthma Specialists** // Highland IN, USA // 2018

**Cardiac Care** // Munster IN, USA // 2009

**Northwest Oncology** // Dyer IN, USA // 2016

**Richport Medical** // Schererville IN, USA // 2020

**Tilak Medical Office** // Schererville IN, USA // 2012

**TruCare Medical Office** // Schererville IN, USA // 2020

**G Concourse Renovation, American Airlines, O'Hare International Airport** // Chicago, Illinois.

**Terminal 2 Renovation, Department of Aviation, O'Hare International Airport** // Chicago, Illinois.

**FAA Air Traffic Control Tower and Base Building, Indianapolis International Airport** // Indianapolis, Indiana.

**CHICAGO Fire Department, Fire Station Engine 70** // Chicago, Illinois.

**East Eedge Development** // Miller Beach, Indiana.

**Hotel Sofitel Chicago Water Tower** // Chicago, Illinois.

**Chicago Transit Authority Ravenswood (Brown Line) Renovation** // Chicago, Illinois

**FIRE & Rescue Training Facility, City of Omaha** // Omaha, Nebraska.

**GSA-FBI 5th Floor Build Out of U.S. Customs House** // Chicago, Illinois.

**Micro & Nanotechnology Laboratory, University of Illinois** // Urbana, Illinois.

**Pullman State Historic Site Renovation** // Chicago, Illinois.

**Alumni Center, University of Notre Dame** // Notre Dame, Indiana.

## **Kate Troutman** // Project QA / QC

**[ktroutman@sumacinc.com](mailto:ktroutman@sumacinc.com)**

Kate is a designer with experience in business, education, and housing projects, as well as research in the United States, Europe, and Ecuador. She received her Master's Degree in Architecture and Historic Urban Environments and has an interest in recycling and building repowering. Kate's responsibilities include CAD, BIM, Revit Management. Other responsibilities include project design, development, and documentation.



## **Education**

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MA Architecture and Historic Urban Environments

[The Bartlett School of Architecture University College](#) // London, United Kingdom

BA in Architecture Studies

Schreyer Honors College Scholar

[Pennsylvania State University](#) // Pennsylvania, USA

## **Professional Experiences**

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- Architect STUDIO A0
- Architecture Internship HYL ARCHITECTURE
- Research Assistant Energy Efficient Housing Research Group (USA State College)

## **Select project experience**

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### **Chinchero Cusco Airport, Cusco, Peru, SA**

Terminal Planner for architectural programming review and value engineering for new 19 gate terminal, ATCT and Control Center, and all associated buildings for a new airport in Cusco, Peru.

### **Geneva Development, Geneva, USA**

62 Unit Apartment and Retail Mixed Use Development \$12 million.

### **Innovation Center, Penn State College of Education Renovation**

Architectural Designer | Research in technology integration, and development and documentation of design to renovate 4000 square feet of previous classroom spaces into an innovation and technology studio.

### **Three Crowns, Washington D.C.**

#### **Interior build out**

Architectural Designer | Documentation of existing former retail space, and development and documentation of design for Three Crowns law offices in Georgetown.

### **Capital Tax Partners, Washington D.C.**

#### **Renovation**

Architectural Designer | Surveying and documentation of existing office suite, programming of areas, and schematic design development for Capital Tax Partners offices in Washington, D.C.



**America Rising PAC, Arlington, VA****Interior Build out**

Architectural Designer | Documentation of office suite design and FF&E coordination and specifications.

**Queso La Holandesa, Quito, Ecuador****Storage and Offices**

Architect in charge of design, coordination, and documentation of 8,000 square foot refrigerated storage warehouse and company offices.

**American Water Streater****Storage Garage and Offices**

Development of design and documentation of 11,500 square foot warehouse, storage area, and office space.

**Terra, Quito, Ecuador****Residential**

Architect | Design development, documentation, coordination, and construction of a small multi-family housing development. 13,000 sf.

# References

## **Mike Leonard**

Executive Director  
Channahon Park District  
(815) 521-3119  
[mleonard@channahonpark.org](mailto:mleonard@channahonpark.org)

## **Bill Duy**

Club Manager  
La Grange Country Club  
(708) 352-0066

## **Mark Allen**

Owner  
J&M Golf Club  
(219) 741-7814  
[mark@jandmgolf.com](mailto:mark@jandmgolf.com)

# Proposal

**SUMAC's approach draws on the input from clients and stakeholders, starting with Conceptual Design and maintaining key members' engagement throughout the project.**

**We recognize the criticality of carefully aligning the design with the daily needs of those who will operate, maintain, and support the facility. We customize our approach to meet the needs of each individual project, by providing feedback based on our previous experience, while also paying attention to your requirements.**

SUMAC will guide the process starting with Conceptual Design and Programming, Preliminary Entitlement and Zoning Review, Schematic Design, Design Development, Construction Documentation, Bidding, Permitting, and Negotiations, and finishing with Project Close-Out.

A preliminary construction cost estimate will be determined as soon as the program and facility size are defined. At milestones in the design process, updated estimates of construction costs will be provided, and these will be used to guide materials, finishes, and the overall project size so that both meet with your expectations.

The exterior design of the facility will be influenced by the surrounding buildings. As part of our design process, we'll use familiar styles and materials to provide a facility that will blend seamlessly with existing structures and meet the guidelines in the Munster Comprehensive Master Plan and the Munster Parks and Recreation Master Plan.

SUMAC's estimated timeline for Phase 1 of this project is 6 to 8 months for the Design Phase, and 6 to 8 months for the Construction Phase.

The schedule for Phase 2 would be dependent on the final scope. As requested SUMAC has provided an hourly rate sheet as part of this Proposal.

SUMAC has successfully completed similar construction projects as a General Contractor and as a Construction Manager, and can recommend qualified parties for both roles. SUMAC regards this project as a traditional Design-Bid-Build delivery regardless of the constructor selected.

# Initial Concept Design

The design will adhere to LEED Gold standards.

Achieving a standard recognized worldwide will enhance the building's profile in the local community. Our findings will serve as a benchmark for issues related to indoor air quality, energy efficiency, and global sustainability in general. Project objectives include the development of an energy-efficient building that will reduce emissions during winter heating and air conditioning. It will serve as an example to the entire community as a building with proper energy use.

Since many users will visit this facility, the safety and wellbeing of the occupants are paramount in the design. In addition, we will specify materials that will minimize maintenance costs throughout the life of the building and comply with the highest standards set by ASHRAE for fresh air intake and indoor air quality.

Our experience designing a wide variety of buildings in different locations shows that the best designs are visually appealing, energy-efficient, and long-lasting.

We believe each project should reflect the unique characteristics of the community it serves. We will gain an accurate picture of what Munster Parks and Recreation envisions once SUMAC is on board.

Refer to the examples of our previous projects provided earlier in this proposal and the following SUMAC designs.





**San Ignacio University**

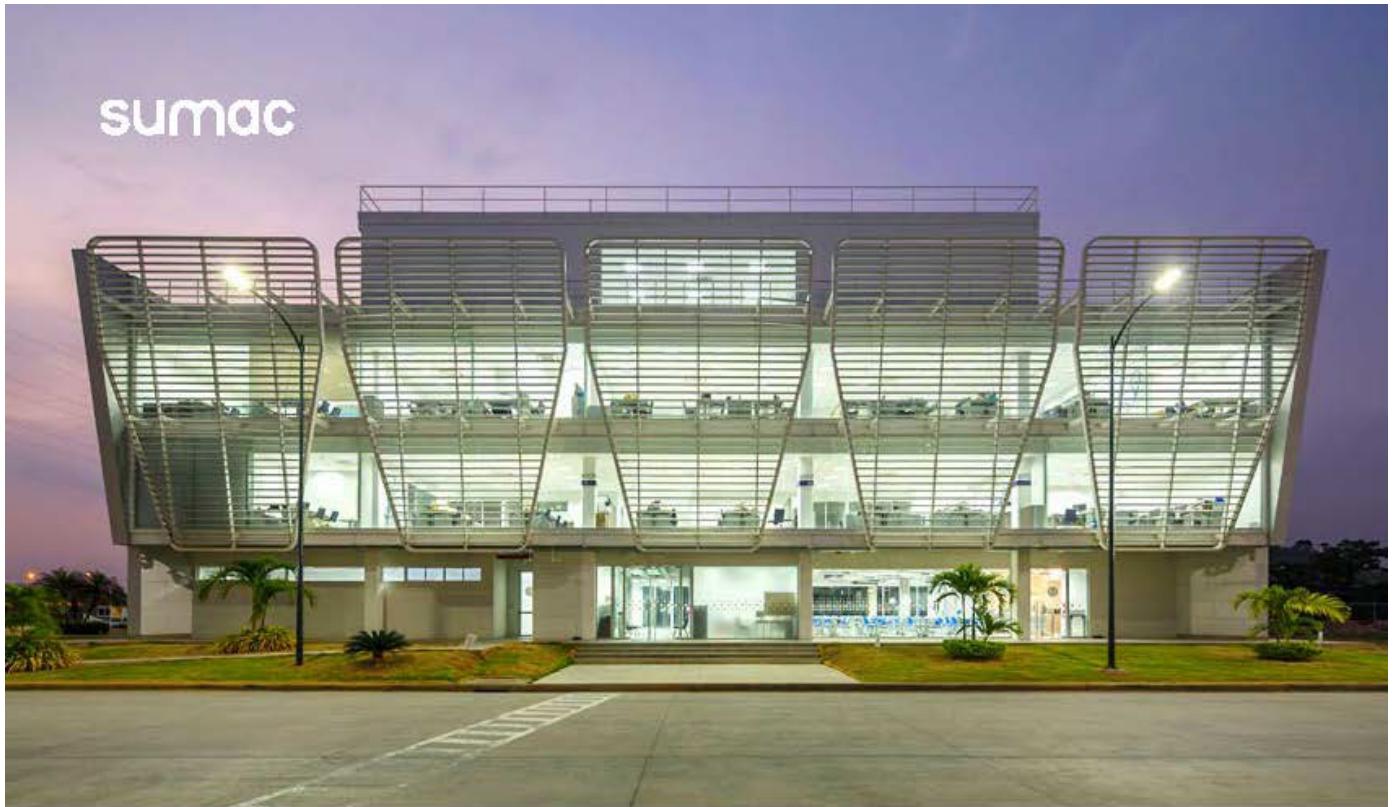
Education // 116,250 ft<sup>2</sup>





**Corma**

Office Building // 53,820 ft<sup>2</sup>



## **Toni Offices**

Office Building // 30,794 ft<sup>2</sup>





## **Innovación Nova**

Office Spaces // 3,230 ft<sup>2</sup>

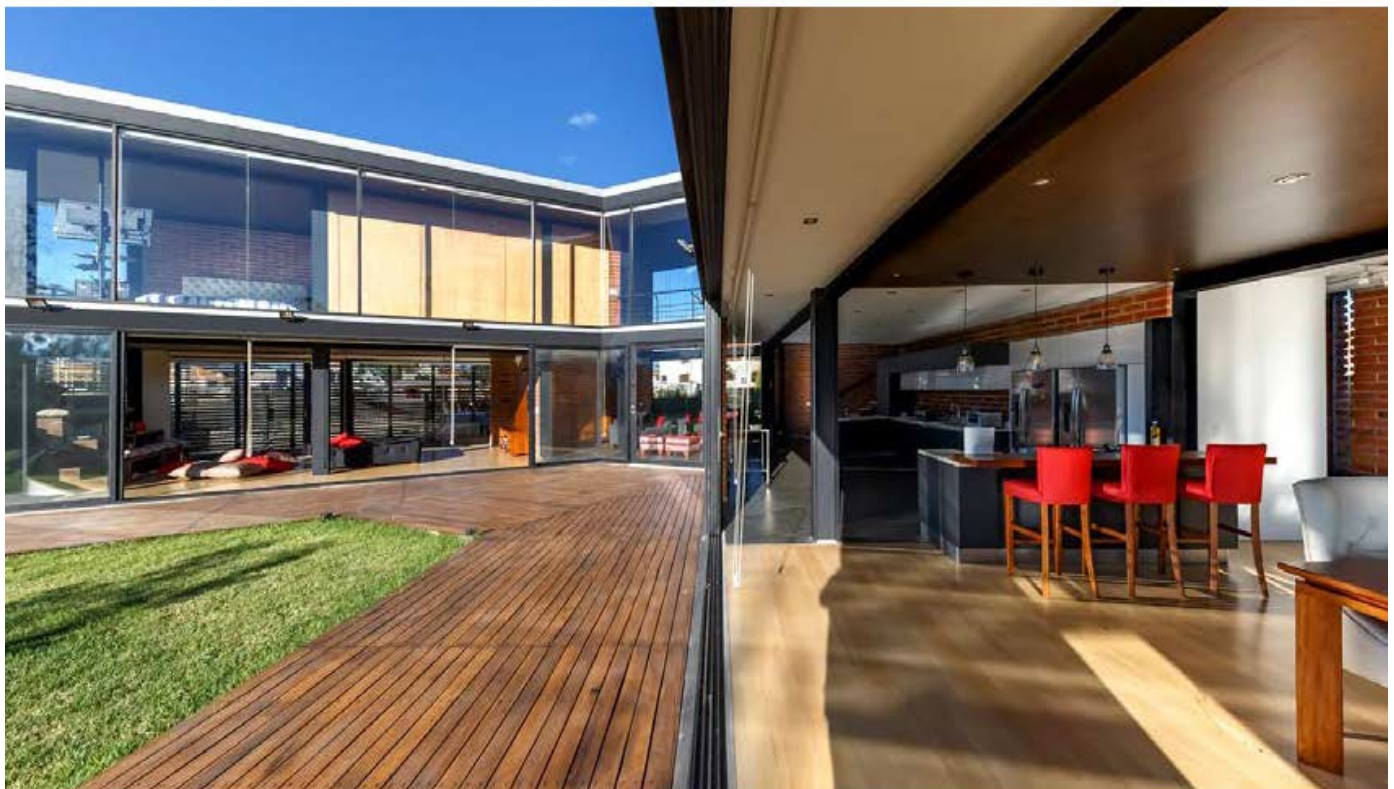




## L'Oréal Piscataway Office

Office Spaces //





## Ortega

Residencial // 8,611 ft<sup>2</sup>

# Financial Proposal

SUMAC proposes a fee for completion of Conceptual Design, Preliminary Entitlement and Zoning, Presentation of Conceptual Design to the Board of Parks and Recreation and development of an Estimate of Construction Cost for **Thirty-Five Thousand Dollars (\$35,000)**

Schematic Design, Design Development, Construction Documentation and Bidding/Permitting and Negotiations will be based on 5% of the Estimated Construction Cost as defined during Conceptual Design and include Architecture, Structural, Mechanical, Electrical, Plumbing and Landscaping. Civil Engineering, Surveys and geotechnical investigation and design are not included in this base fee but can be secured once Conceptual Design is completed.

Hourly Rates of staff working on the project:

- **Project Architect: \$ 175 / hour**
- **Project Manager: \$ 215 per hour**
- **Architect: \$ 150 / hour**
- **Administrative support staff: \$ 85 / hour**

Construction Administration services will be set at 2% of the construction cost.

Project would be billed by phase monthly based on percentage complete.

The breakdown of each phase is as follows:

- **Schematic Design: 25%**
- **Design Development: 30%**
- **Construction Documents: 40%**
- **Bidding/Permitting & Negotiation: 5%**

# sumac

## **USA**

Chicago  
+1 773 857 7906

Miami  
+1 305 814 8805

Indiana  
+1 219 365 9345

## **Argentina**

Buenos Aires  
+54 115 219 4104

## **Colombia**

Bogota  
+571 508 7384

## **Chile**

Santiago  
+56 955 884 143

## **Ecuador**

Guayaquil // Quito  
+593 958 999 672

## **Spain**

Madrid  
+34 639 167 407

## **Mexico**

Guanajuato // CDMEX  
+52 338 526 1284

## **Peru**

Lima  
+511 705 0236



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