
BOARD AGENDA ITEM

Information/Discussion _____
Future Action _____
Action _____ **x** _____

Item: Empower U South Adult Ed, Empower U Central secured vestibules

Submitted by: Russell Bray

Date: 04/10/2026

Recommended by: Kevin Philipps *KP*

Board Meeting Date: 04/20/2026

RECOMMENDATION:

It is recommended that the Kent ISD board approve renovations to Empower U South/Adult Ed and Empower U Central in the amount of \$3,123,751. In addition, it is recommended that the board approve Owen Ames Kimball as the construction manager for this project. A full list of subcontractors, as well as a project budget summary, is attached.

BACKGROUND:

This renovation project will add a secured vestibule to Empower U Central and a shared secured vestibule between Empower U South and Adult Education at their building. The remodeling will address additional needs noted by program leadership. At Empower U South, we will be adding two additional ADA accessible bathrooms and remodeling two of the three existing bathrooms. At the Empower U Central building, we will redo teaching walls with new technology, remodel staff offices, the staff lounge, and the gym. Planning for this work has been ongoing for the last two years and has involved program staff, administrators, and security. Special Education capital project funds will be used to fund this work.

Attachment:

- OAK Bid Award Summary



**KENT INTERMEDIATE SCHOOL DISTRICT
EMPOWER-U CENTRAL & SOUTH RENOVATIONS
AWARD SUMMARY
April 10, 2026**

	Bid Category	Contractor	Base Bid	Architectural Alternate 1 <small>Paint Glazed Block</small>	Voluntary Alternate <small>Exterior EIFS, brick, Intel and hollow metal door painting figured as an add alternate.</small>	Flooring Adjustments <small>Cove Demo and Carpet in Office 106</small>	Total Award
1	General Trades	Distinctive Group	396,000				396,000
2	Aluminum, Glass & Glazing	Reliable Glass Installers, LLC	221,840				221,840
3	Lath, Plaster, Drywall & Acoustical	Schepers Brothers	219,245				219,245
4	Flooring	Ritsema Associates	182,965			14,500	197,465
5	Painting	Eckhoff & DeVries Painting	12,275	6,335	9,895		28,505
6	Mechanical/Plumbing	Rite-Way Plumbing and Heating, Inc.	679,985				679,985
7	Electrical	Frontier Electrical	104,712				104,712
	DDC Controls	Grand Valley Automation	96,040				96,040
	Card Access	Grand Valley Automation	119,518				119,518
	Intercom System & Technolgy	Allowance	5,000				5,000
	Additional Building Modifications	Allowance	20,000				20,000
	EPU South Handrails	Allownace	10,000				10,000
	General Conditions	Owen-Ames-Kimball Co.	213,376	41	63	93	213,573
	Builders Risk	Owen-Ames-Kimball Co.	5,000				5,000
	Preconstruction Fee	Owen-Ames-Kimball Co.	10,099	28	44	64	10,235
	CM Fee	Owen-Ames-Kimball Co.	90,887	254	396	581	92,118
		Subtotal	2,386,942	6,658	10,398	15,238	2,419,236
	Building Contingency		238,694	666	1,040	1,524	241,924
		Billing Subtotal	2,625,636	7,324	11,438	16,762	2,661,160
	Furnishings		239,698				239,698
	Abatement		10,000				10,000
	Technology		NIC				NIC
	A&E Fees		210,051	586	915	1,341	212,893
	Total		3,085,385	7,910	12,353	18,103	3,123,751