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## BOARD AGENDA ITEM

Information/Discussion \_\_\_\_\_

Future Action \_\_\_\_\_

Action   X  

Item: Educational Service Center Renovation

Submitted by: Russell Bray

Date:   9/9/2024  

Recommended by: Kevin Philipps *KP*

Board Meeting Date:   9/16/24  

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### RECOMMENDATION:

It is recommended that the Kent ISD board approve renovations to the Educational Service Center in the amount of \$4,836,090, authorizing Owen-Ames-Kimball Co. to issue Notice of Pending Awards on behalf of Kent Intermediate School District, in the amount indicated in the award summary, pending confirmation that all requirements of the Contract Document have been met.

### BACKGROUND:

Renovations to the ESC will help meet the needs of a growing number of staff in the building. Human Resources, Security, ITDS, Communications, Student Services, and Instructional Services will all receive increased office space. Additionally, the Human Resources department will be strategically positioned closer to the main entrance. Renovations also include flexible conference space, updated ADA compliant restrooms, and private spaces for fingerprinting and onboarding.

Projected construction budget for this renovation was originally \$5,406,456. Recommended budget is \$570,366 under Design Development Budget.

Preparation for phase one will begin November 11, moving staff into temporary working space in the existing conference center space.

Planning for this project has involved program directors and staff from impacted departments. All three capital outlay funds will be used to fund this work.

### Attachments:

- Bid summary
- Project budget and award summary
- Floor plan with preliminary furniture plan
- Phasing plan



KENT INTERMEDIATE SCHOOL DISTRICT - KISD  
 EDUCATIONAL SERVICE CENTER  
 AWARD SUMMARY  
 September 9, 2024



	Bld Category	Contractor	Base Bid	Alternate 1 Dock Leveler Infill	Alternate 2 Glass in Corridor Transoms	Alternate 4 Building Controls Upgrade	Voluntary Alternate 01 Seal Walls Where Wall Paper Removed	Total
1	Demolition	X-Treme Demolition	117,300					117,300
2	Concrete	Profine Concrete	49,960	6,000				55,960
3	Masonry	Kortman Masonry	70,235					70,235
4	Metals	Bennet Steel LLC	114,760					114,760
5	General Trades	VanderKodde Construction	197,850		3,450			201,300
6	Door, Frames & Hardware	Allowance	80,000					80,000
7	Aluminum, Glass & Glazing	Voe Glass	296,000		1,000			297,000
8	Lath, Plaster, Drywall & Acoustical	Premier 1 Interiors, LLC	293,777					293,777
9	Flooring	Sobie Company Inc.	185,290					185,290
10	Painting	Galveston	36,645				2,365	39,010
12	Fire Protection	Brigade Fire Protection	58,550					58,550
13	DDC Controls	Control Solutions Inc.	48,870			128,690		177,560
14	Mechanical/Plumbing	Rite-Way Plumbing and Heating, Inc.	993,860					993,860
15	Testing & Balancing	Third Coast Test & Balance	7,950					7,950
16	Commissioning	FISECx	9,400					9,400
17	Electrical	Allied Electric	369,300					369,300
18	Fire Alarm	Excel Electric Inc.	37,800					37,800
19	Folding Partition	Allowance	60,000					60,000
	Post Bid Addendum 01	Allowance	100,000					100,000
	Terrazzo Patching	Allowance	20,000					20,000
	Temporary Partitions & Phasing	Allowance	80,000					80,000
	Site Restoration and Landscaping	Allowance	15,000					15,000
	Floor Prep	Allowance	10,000					10,000
	Technology/Security Integrations and Coordination	Allowance	30,000					30,000
	Existing Finishes	Allowance	60,000					60,000
	Wall Protection	Allowance	10,000					10,000
	General Conditions	Owen-Ames-Kimball Co.	385,000					385,000
	Builders Risk	Owen-Ames-Kimball Co.	5,000					5,000
	CM General Liability Insurance	Owen-Ames-Kimball Co.	17,781	30	21	611	11	18,454
	Preconstruction Fee	Owen-Ames-Kimball Co.	16,612	27	20	571	10	17,240
	CM Fee	Owen-Ames-Kimball Co.	149,507	240	178	5,141	94	155,160
		Subtotal	3,926,447	6,297	4,669	135,013	2,480	4,074,906
	Building Contingency		392,645	630	467	13,501	248	407,491
		Billing Subtotal	4,319,092	6,927	5,136	148,514	2,728	4,482,397
	Furnishings		Not Included					Not Included
	Technology/Security		Not Included					Not Included
	A&E Fees		353,693					353,693
	<b>Total</b>		<b>4,672,785</b>	<b>6,927</b>		<b>148,514</b>	<b>2,728</b>	<b>4,638,090</b>

Design Development Budget 5,496,456  
 Over/(Under) (570,366)

Kent Intermediate School District  
 Educational Service Center  
 Owen-Ames-Kimball Co. - Construction Manager  
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Bid Category No. 01 - Demolition					
Contractor	Bid Bond	Addendum	Base Bid	Alt #1	Notes
X-Treme Demolition, Inc. (Grand Rapids, MI)	Y	123	\$117,300		
Walsh Construction (Grand Rapids, MI)	Y	123	\$128,600	\$400	
Pitsch Company (Grand Rapids, MI)	Y	123	\$298,000		
JKB Construction Inc. (Jenison, MI)	Y	123	\$300,000		

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Bid Category No. 02 - Concrete						
Contractor	Bid Bond	Addendum	Base Bid	Alt #1		Notes
				Dock Leveler Infill		
Teuissen Concrete (Dorr, MI)	Y	123	\$48,790	\$15,000		
Proline Concrete (Dorr, MI)	Y	123	\$49,960	\$6,000		
Cannon Concrete (Rockford, MI)	Y	123	\$61,290	\$4,267		
Epic Excavating (Grand Rapids, MI)	Y	123	\$121,396	\$3,000		

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Bid Category No. 03 - Masonry				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Kortman Masonry (Grandville, MI)	Y	123	\$70,235	
Burggrabe Masonry (Byron Center, MI)	Y	123	\$81,672	
JK Masonry (Comstock Park, MI)	Y	123	\$181,080	

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Bid Category No. 04 - Metals				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Steel-Systems, Inc. (Kentwood, MI)	CK	12	\$42,787	Incomplete Bid
Rail-Components, Inc (Muskegon, MI)	CK	123	\$61,300	Incomplete Bid
FCC-Construction (Caledonia, MI)	Y	123	\$82,000	Incomplete Bid
Bennet Steel LLC (Grand Rapids, MI)	Y	123	\$ 114,760	

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Bid Category No. 05 - General Trades					
Contractor	Bid Bond	Addendum	Base Bid	Notes	
				Alt #2	
Vander Kodde Construction (Wyoming, MI)	Y	123	\$197,850	Glass in Corridor Transoms	\$3,450
Triangle Constructors (Walker, MI)	Y	123	\$226,400		
D & D Building, Inc. (Wyoming, MI)	Y	123	\$227,500		
JKB Construction Inc. (Georgetown Township, MI)	Y	123	\$258,500		

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**Bid Category No. 07 - Aluminum, Glass & Glazing**

Contractor	Bid Bond	Addendum	Base Bid	Alt #		Notes
				#1	#2	
Vos Glass (Grand Rapids, MI)	Y	123	\$296,000	Dock Leveler Infill	Glass in Corridor Transoms \$1,000	
Grand Valley Glass LLC (Grand Rapids, MI)	Y	123	\$355,000	\$10,000	\$950	



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Bid Category No. 08 - LPDA				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Premier 1 Interiors, LLC (Grand Rapids, MI)	Y	123	\$293,777	
Sobie Company Inc. (Caledonia, MI)	Y	123	\$294,800	
Ritsema Associates (Grandville, MI)	Y	123	\$362,000	
JKB Construction Inc. (Jenison, MI)	Y	123	\$363,182	
Schepers Brothers Co Inc. (Byron Center, MI)	Y	123	\$365,302	

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Bid Category No. 09 - Flooring				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Sobie Company Inc. (Caledonia, MI)	Y	123	\$185,290	
Riterna Associates (Grandville, MI)	Y	123	\$198,650	
River City Flooring (Hudsonville, MI)	Y	123	\$206,550	Powerbond Carpet in lieu of carpet tile - \$1,000

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Bid Category No. 10 - Painting						
Contractor	Bid Bond	Addendum	Base Bid	Alt #1	Notes	
						Dock Leveler Infill
Galveston Painting (Georgetown Township, MI)	Y	123	\$36,645		Seal walls where wallpaper has been removed - \$2,365	
Eckhoff & Devries (Wyoming, MI)	Y	123	\$38,525			
Vork Brothers Painting (Zeeland, MI)	Y	123	\$55,000			
Halligan Painting Inc. (Walker, MI)	Y	123	\$57,210	\$710		
H & H Painting Company (Kalamazoo, MI)	Y	123	\$70,655			

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Bid Category No. 12 - Fire Protection				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Brigade Fire Protection (Plainfield Charter Township, MI)	Y	123	\$58,550	
Triad Fire Suppression Inc. (Grand Rapids, MI)	Y	123	\$59,399	
Total Fire Protection (Grand Rapids, MI)	Y	123	\$83,500	

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Bid Category No. 13 - DDC Controls					
Contractor	Bid Bond	Addendum	Base Bid	Alt #4	Notes
				Building Controls Upgrade	
Control Solutions Inc. (Wyoming, MI)	Y	123	\$48,870	\$128,690	
Grand Valley Automation (Grandville, MI)	Y	123	\$100,107	\$78,830	

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Bid Category No. 14 - Mechanical/Plumbing						
Contractor	Bid Bond	Addendum	Base Bid	Alt #4	Building Controls Upgrade	Notes
Northwest Kent Mechanical (Cedar Springs, MI)	Y	123	\$1,019,100			
DHE Plumbing and Mechanical (Grandville, MI)	Y	123	\$1,094,000			
Alternative Mechanical (Grand Rapids, MI)	Y	123	\$1,121,123		\$18,000	
Mall City Mechanical (Grand Rapids, MI)	Y	123	\$1,219,300			
Pleune Service Company (Grand Rapids, MI)	Y	123	\$1,251,000			

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Bid Category No. 15 - Testing & Balancing					
Contractor	Bid Bond	Addendum	Base Bid	Alt #4	Notes
				Building Controls Upgrade	
Control Solutions (Wyoming, MI)	Y	123	\$7,950	\$1,600	
Third Coast Test & Balance (Grand Rapids, MI)	Y	123	\$8,210		
Aireconomics, Inc. (Grand Rapids, MI)	CK	123	\$9,515		





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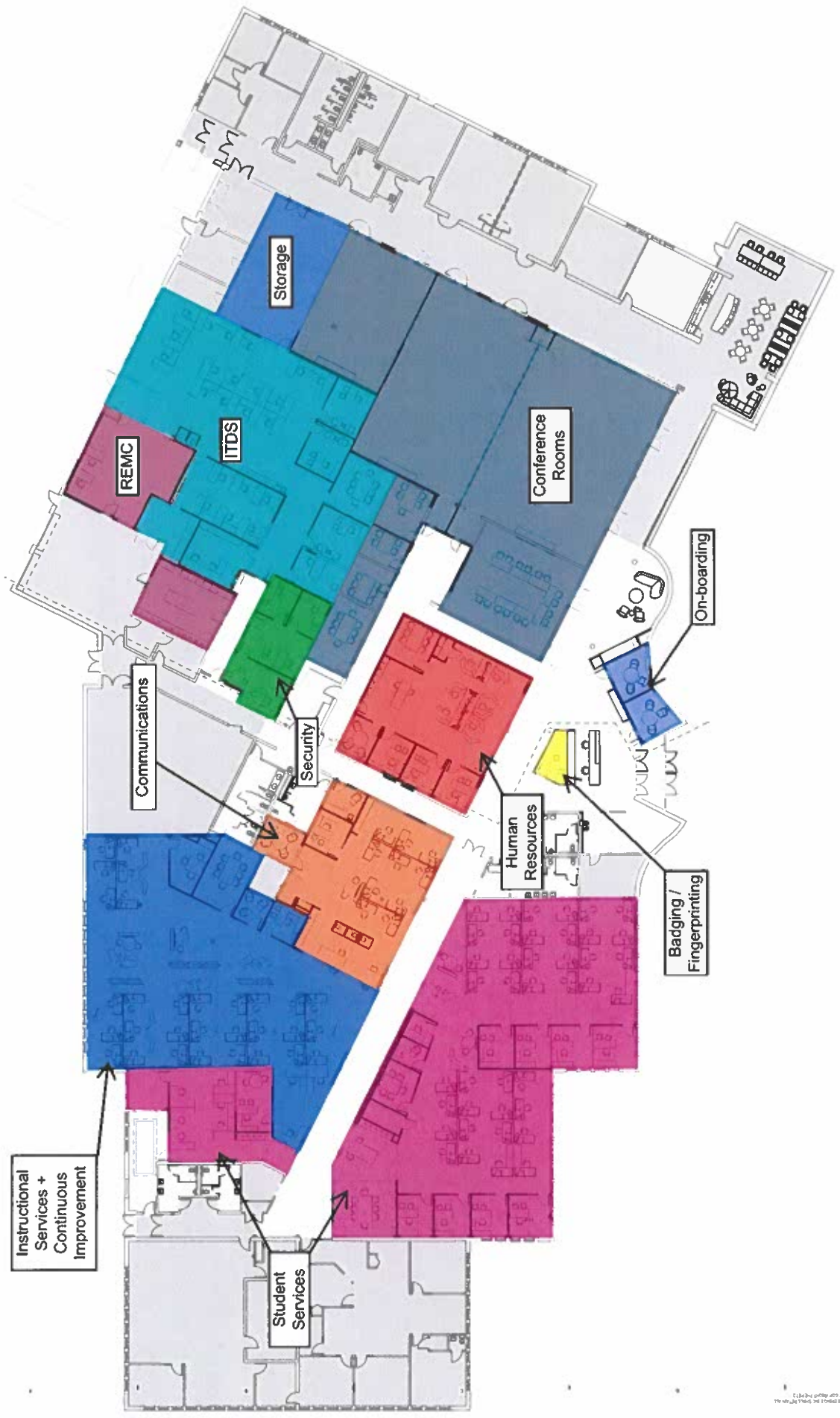


Bid Category No. 17 - Electrical				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Allied Electric (Grand Rapids, MI)	Y	123	\$369,300	
Excel Electric, Inc. (Grandville, MI)	Y	123	\$421,200	
Swanson Electrical Services Inc. (Sparta, MI)	Y	123	\$467,860	
Circuit Electric, Inc. (Byron Center, MI)	Y	123	\$485,400	
Buist Electric, Inc. (Byron Center, MI)	Y	123	\$570,500	

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Bid Category No. 18 - Fire Alarm				
Contractor	Bid Bond	Addendum	Base Bid	Notes
Excel Electric, Inc. (Grandville, MI)	Y	123	\$37,800	No voice evac, Simplex
Buist Electric, Inc. (Byron Center, MI)	Y	123	\$50,200	No voice evac.



Instructional Services + Continuous Improvement

Student Services

Communications

Security

REMCM

ITDS

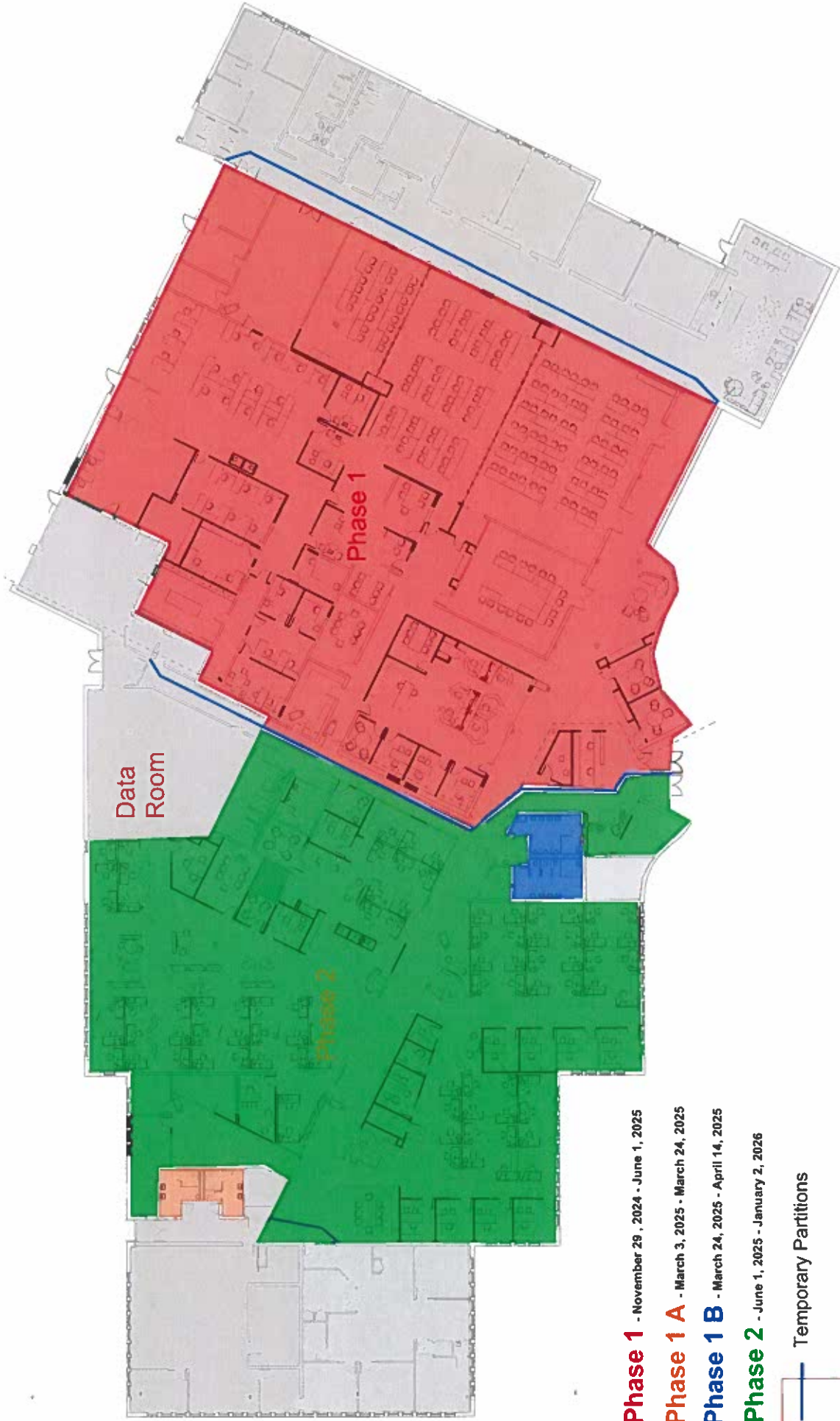
Storage

Human Resources

Badging / Fingerprinting

On-boarding

Conference Rooms



**Phase 1** - November 29, 2024 - June 1, 2025

**Phase 1 A** - March 3, 2025 - March 24, 2025

**Phase 1 B** - March 24, 2025 - April 14, 2025

**Phase 2** - June 1, 2025 - January 2, 2026

Temporary Partitions

# Educational Service Center Phasing Plan

## Addendum 1