

**GRAND RAPIDS PUBLIC SCHOOLS (GRPS)  
REQUEST FOR PROPOSAL (RFP) – COMMISSIONING SERVICES  
2023 BOND PROGRAM  
ATTACHMENT A1 – PROJECT OVERVIEW/OBJECTIVES  
FEBRUARY 7, 2025**

Project Overviews

Ken-O-Sha Elementary

Ken-O-Sha Elementary currently serves elementary scholars for GRPS and is located at 1353 Van Auken Street SE, in Grand Rapids. The building was constructed in 1964 and has been renovated numerous times since.

The renovated building will serve as the new home of the Sherwood Park Global Studies Academy AB Program (PK-6), as well as a new Ken-O-Sha Environmental Studies Academy Program (PK-5), with separate academic and administrative spaces, and shared common entry and amenity spaces, encompassing approximately 64,000 . Classroom and other building upgrades will be determined based upon overall budget constraints.

Renovation of Ken-O-Sha is expected to begin in the spring of 2025, and be completed, along with site improvements and amenities, for the beginning of the 2026-27 school year. The District will vacate the site to allow for construction activities.

The district has selected a design team lead by French Associates architects and Clark Construction as Construction Manager. The project team has begun design work and input is expected from the commissioning agent in the design development and construction documents phases.

Riverside Middle School

Riverside Middle School, 265 Eleanor Street NE, is an 88,380 square foot building on a slightly over 21 acre site. The school is primarily on a single floor with a small second floor space on it's west side and a tunnel system basement serving building MEP infrastructure needs. The original Riverside Middle School was built in 1956 with multiple additions and renovations. The site currently includes 99 parking spaces.

Renovations of Riverside Middle School to convert it to the GRPS PK-12 Montessori Campus are expected to take place beginning in the Spring of 2025 and completing in the summer of 2026. The District intends to vacate the building at the end of the 2024-25 school year by relocating the current Middle School scholars attending Riverside to other District facilities to allow for this renovation.

GRPS Montessori programs currently housed at four other District buildings will relocate to the Riverside campus in the summer of 2026, and scholars will begin the 2026-27 school year at the newly renovated site.

The district has retained design firm C2AE to for the design and architecture for the project. The district has retained Christman Company as Construction Manager for the project. The project team has begun design work and input is expected from the commissioning agent in the design development and construction documents phases.

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**New Aberdeen Elementary**

Construction of the 61,000 square foot New Aberdeen Elementary is expected to begin in the summer of 2025 and be completed, along with site improvements and amenities, for the beginning of the 2027-28 school year. The District will continue to operate the existing Aberdeen Academy during this work, with building demolition occurring in the summer of 2027 and related site improvements being installed.

The academic program planned for the building is Pre-K through grade 5 with multiple special education sections to accommodate 450 students.

The District has selected a design team of Wightman Associates and DLR Group. The design team has begun programming efforts for the project and will be moving into schematic design working with Miller Davis, the district's selected CM firm. The commissioning agent will be expected to work along with the District's other consultants to plan, estimate, schedule and perform the construction work.

**Project Objectives**

The objective of commissioning is to provide documented confirmation that each facility fulfills the functional and performance requirements of the building owner, occupants, and operators. To reach this goal, it is necessary for the commissioning process to establish and document the Owner's criteria for system function, performance, and maintainability (Design Intent); and to also verify and document compliance with these criteria throughout design, construction, start-up, and the initial period of operation. In addition, complete operation, and maintenance (O&M) manuals, as well as training on system operation, should be provided to the building operators to ensure the building continues to operate as intended.

The Commissioning Agent (CA) should be involved throughout the Project from pre-design through the warranty phase. The primary role of the CA during the overall Design Phases is to develop detailed commissioning specifications and review the design to ensure it meets the Owner's objectives. **It is important to note that although these projects are currently in the design development phase, it is the intent to have the CA review the design documents for design intent as well as functional and performance requirements.** During the Construction Phase, the CA develops and coordinates the execution of a testing plan, which includes observing and documenting all systems' performance to ensure that the systems are functioning in accordance with the Owner's Design Intent (DI) requirements and the Contract Documents. The CA is not responsible for design or general construction scheduling, cost estimating, or construction management, but may assist with problem-solving or resolving non-conformance issues or deficiencies.

***Please note that LEED is ONLY being pursued for the Aberdeen project and with that, the Design Team wishes to pursue Enhanced Commissioning. There is NO intent to pursue LEED for the other projects.***