



## Addendum 1

900 Union Avenue NE · Grand Rapids, MI 49503 · Phone (616) 819-3010 · Fax 616-819-3014

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### FACILITIES AND OPERATIONS

Date: December 23, 2024  
Project: CM RFP for Multiple Sites

**Attachments:**

Attachment A: Cost workbook forms revised (C2 & C3)  
Attachment B: Floor/site plans for Chavez  
Attachment C: Floor/site plans for Dickinson  
Attachment D: Floor/site plans for Kent Hills  
Attachment E: Floor/site plans for Ken O Sha  
Attachment F: Pre-proposal meeting sign-in: Chavez, Dickinson, Kent Hills, & KenOSha  
Attachment G: Policy 3670

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RFP Clarification Items:

1. **Proposal pages 6 and 9 list differing due dates:** The revised proposal due date is Friday January 10 at 10:00am.
2. **GRPS Policy 3670 Local Construction Contracting – does apply to the project. The policy is included with this addendum – attachment F**
3. **Cost workbooks have been clarified to reflect corrected dates and budgets in alignment with the RFP**
4. **Clarification on Ken O Sha construction dates:** The district intends to have work begin in Spring of 2025 with construction identified which can begin while school is in session. The building and site will be vacated for full construction when school ends in June 2025. The site will remain closed during construction and is expected to re-open for school in August 2026.
5. **Kent Hills Elementary is being added to the combined project of Dickinson and Cesar Chavez:** Kent Hills Project Scope to include bathroom renovations, finish upgrades throughout, Water filter compliance throughout (to include but not limited to drinking fountains, sinks, food service areas, etc.), Lighting upgrades, playground upgrades and east parking lot and drives replacement. Expected project completion August 1, 2026 for the beginning of the 2026-2027 school year. District's budget for the projects is \$2,600,000.

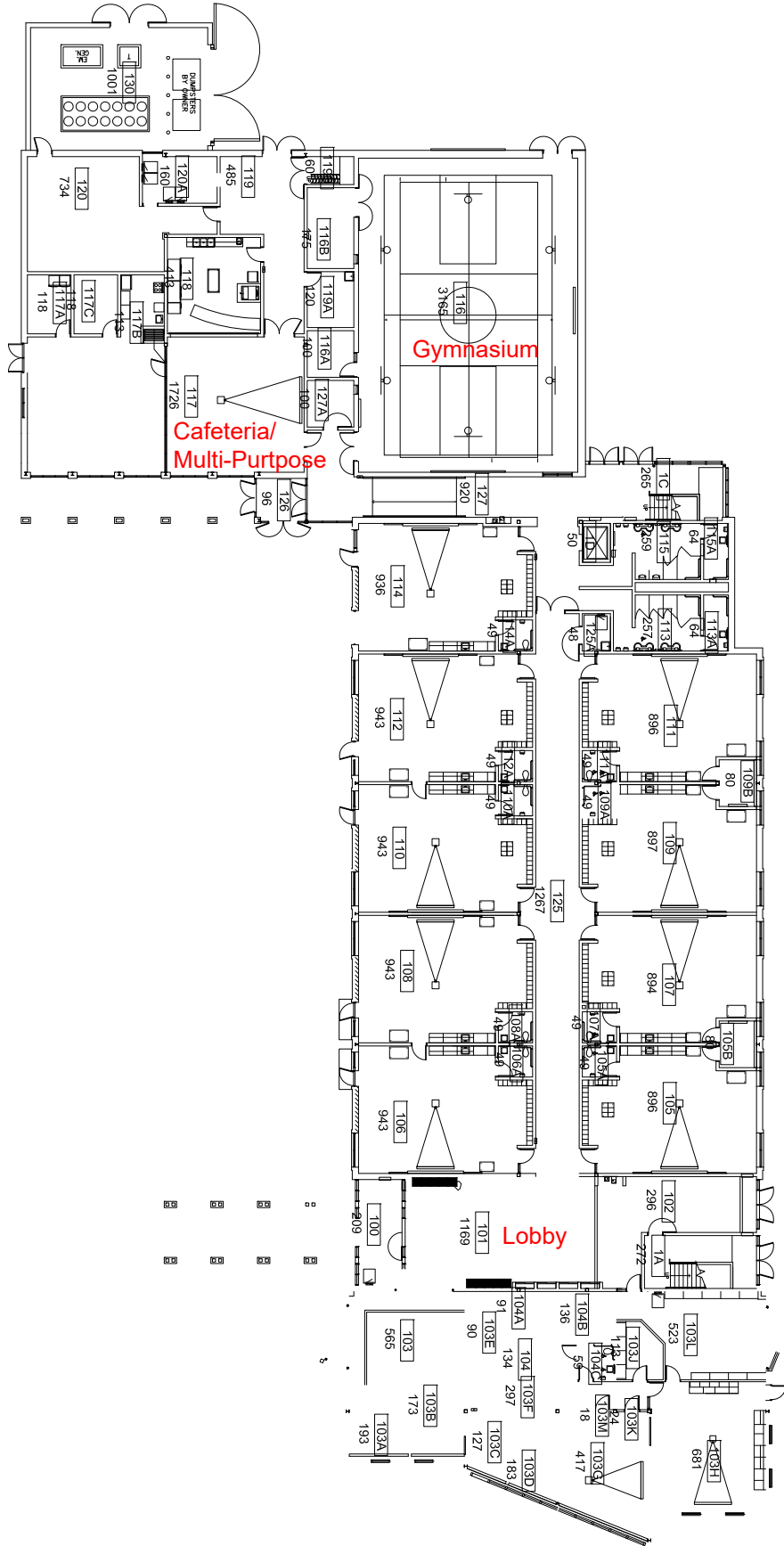
Address questions by email to: [cammengaD@grps.org](mailto:cammengaD@grps.org)  
Dale Cammenga, Director of Design, Construction & Renovation

Cut-off for question submittal: December 27 @ Noon

**END OF ADDENDUM**

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Attachment B - Addendum 1 (4 pages)



# First Floor Plan

Cesar E Chavez

Date / Issued for:  
09/14/09  
PRELIMINARY

PHONE NUMBER: (616) 813-3010  
FAX NUMBER: (616) 813-3012



**Grand Rapids Public Schools**  
FACILITIES MANAGEMENT DIVISION

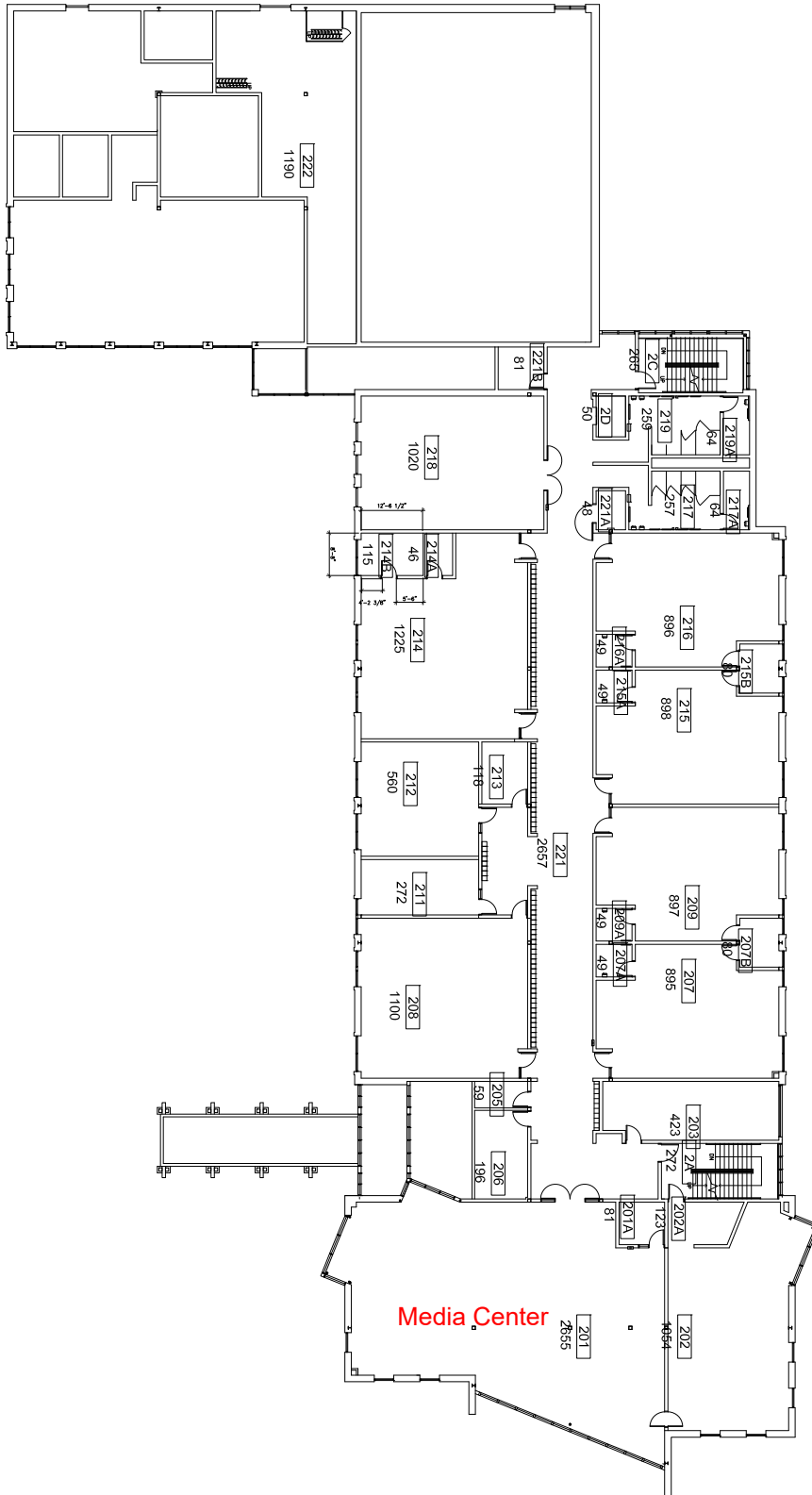
SERVICE BUILDING ■ 900 UNION AVE. NE ■ GRAND RAPIDS, MI 49503

SHEET # 1  
OF 3 SHEETS

Do not scale drawings  
(as dimensions shown)

Drawn By: mab  
Checked By: dab

Project #:  
Drawing Title:



■ Do not scale drawings (last dimensions shown)  
 ■ Drawn By: **mab**  
 ■ Checked By: **dab**  
 ■ Project #: \_\_\_\_\_  
 ■ Drawing Title: \_\_\_\_\_

SHEET # **2**  
 OF 3 SHEETS

# Second Floor Plan

Cesar E Chavez

Date / Issued for:

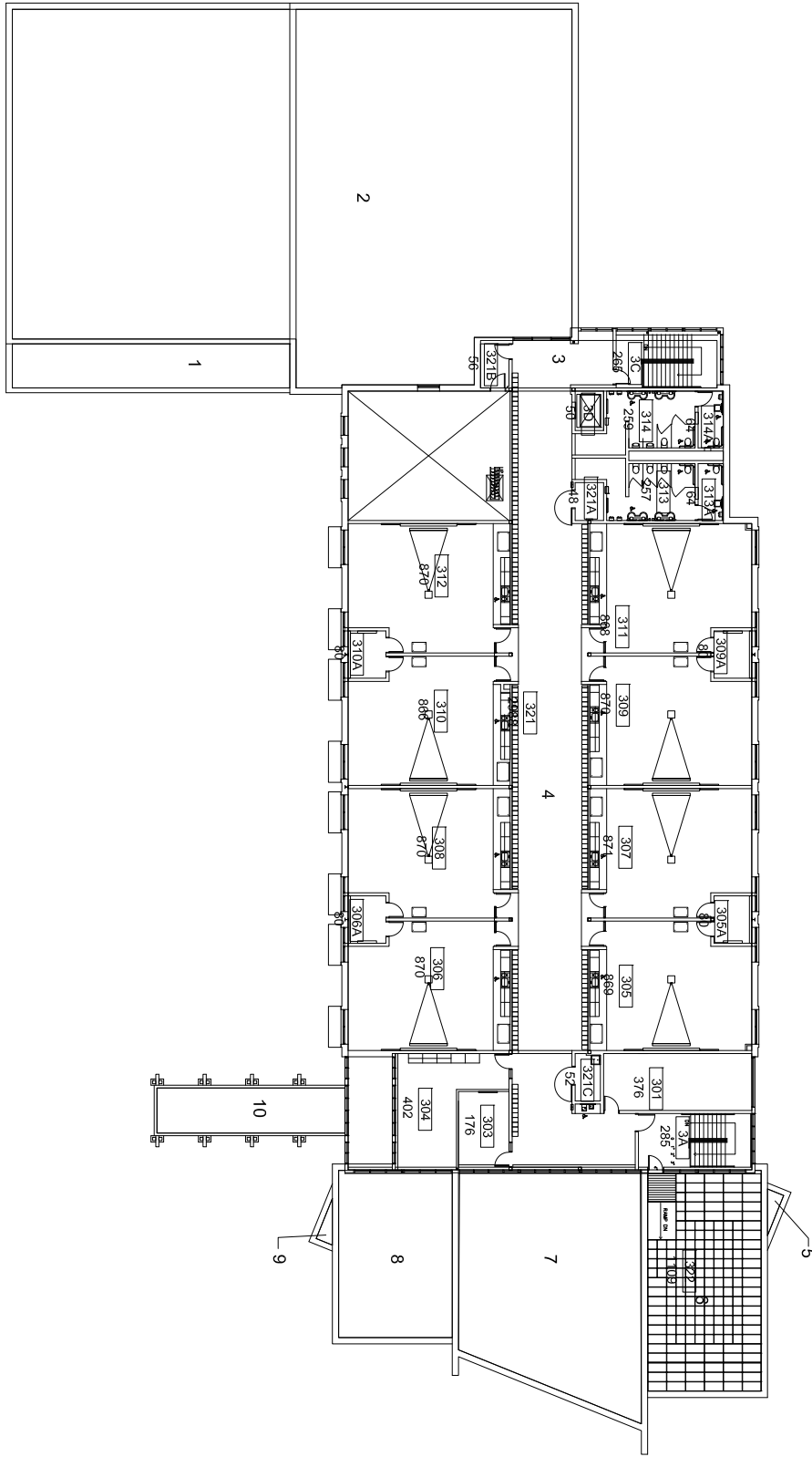
09/14/09  
PRELIMINARY

■ PHONE NUMBER: (616) 919-3010  
 ■ FAX NUMBER: (616) 919-3012



**Grand Rapids Public Schools**  
 FACILITIES MANAGEMENT DIVISION

SERVICE BUILDING ■ 900 UNION AVE. NE ■ GRAND RAPIDS, MI 49503



# Third Floor Plan

Cesar E Chavez

Date / Issued for:  
09/14/09  
PRELIMINARY

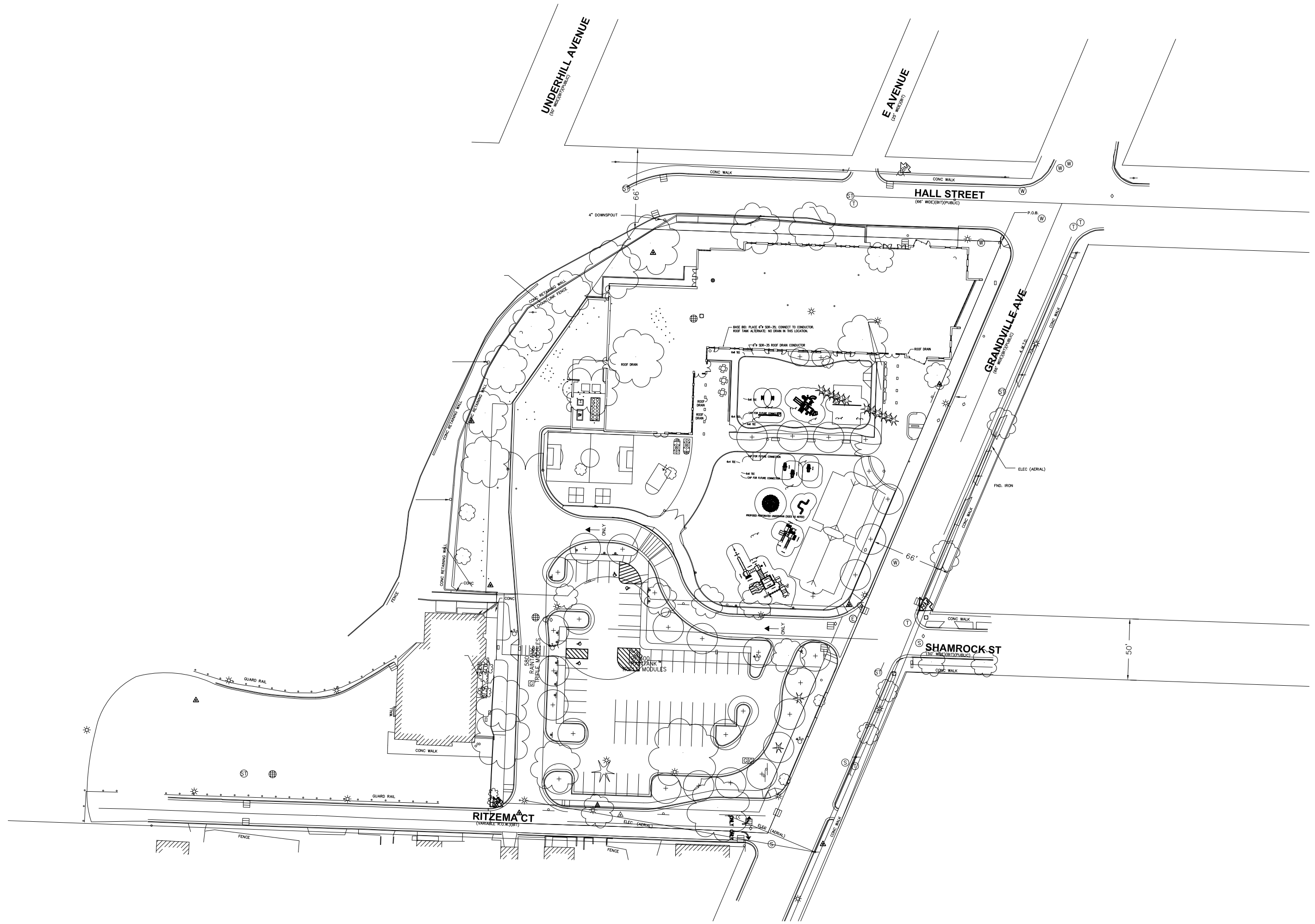
PHONE NUMBER:  
(616) 819-3010  
FAX NUMBER:  
(616) 819-3012



SERVICE BUILDING ■ 900 UNION AVE. NE ■ GRAND RAPIDS, MI 49503

SHEET # **3**  
OF 3 SHEETS

Do not scale drawings  
(as dimensions shown)  
Drawn By: **mab**  
Checked By: **dab**  
Project #: \_\_\_\_\_  
Drawing Title: \_\_\_\_\_



**Grand Rapids Public Schools**  
 FACILITIES MANAGEMENT DIVISION  
 SERVICE BUILDING ■ 900 UNION AVE. NE ■ GRAND RAPIDS, MI. 49503

PHONE NUMBER: (616) 819-3010  
 FAX NUMBER: (616) 819-3012

Date / Issued for:  
 10/14/09  
 PRELIMINARY

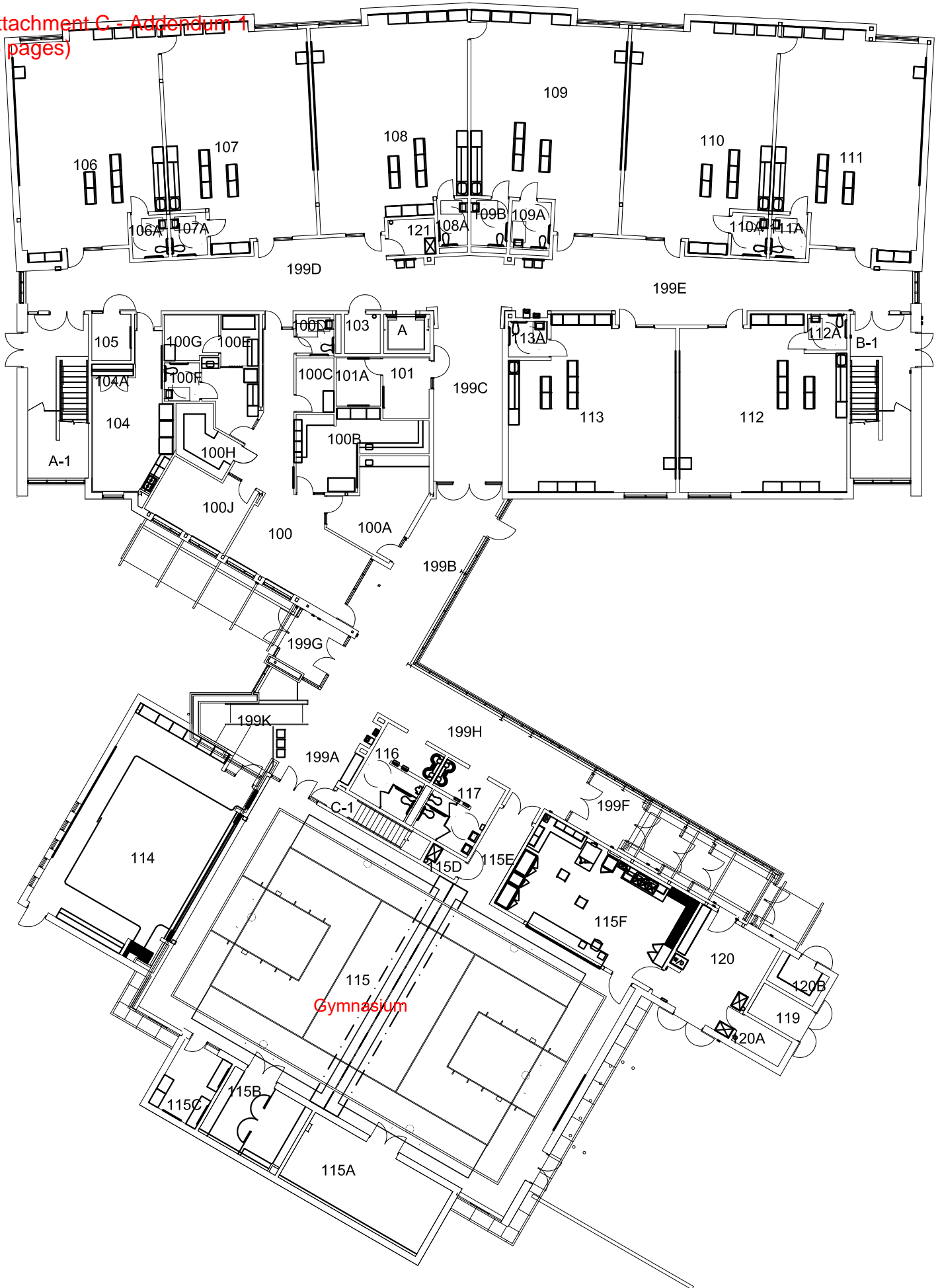
# SITE PLAN

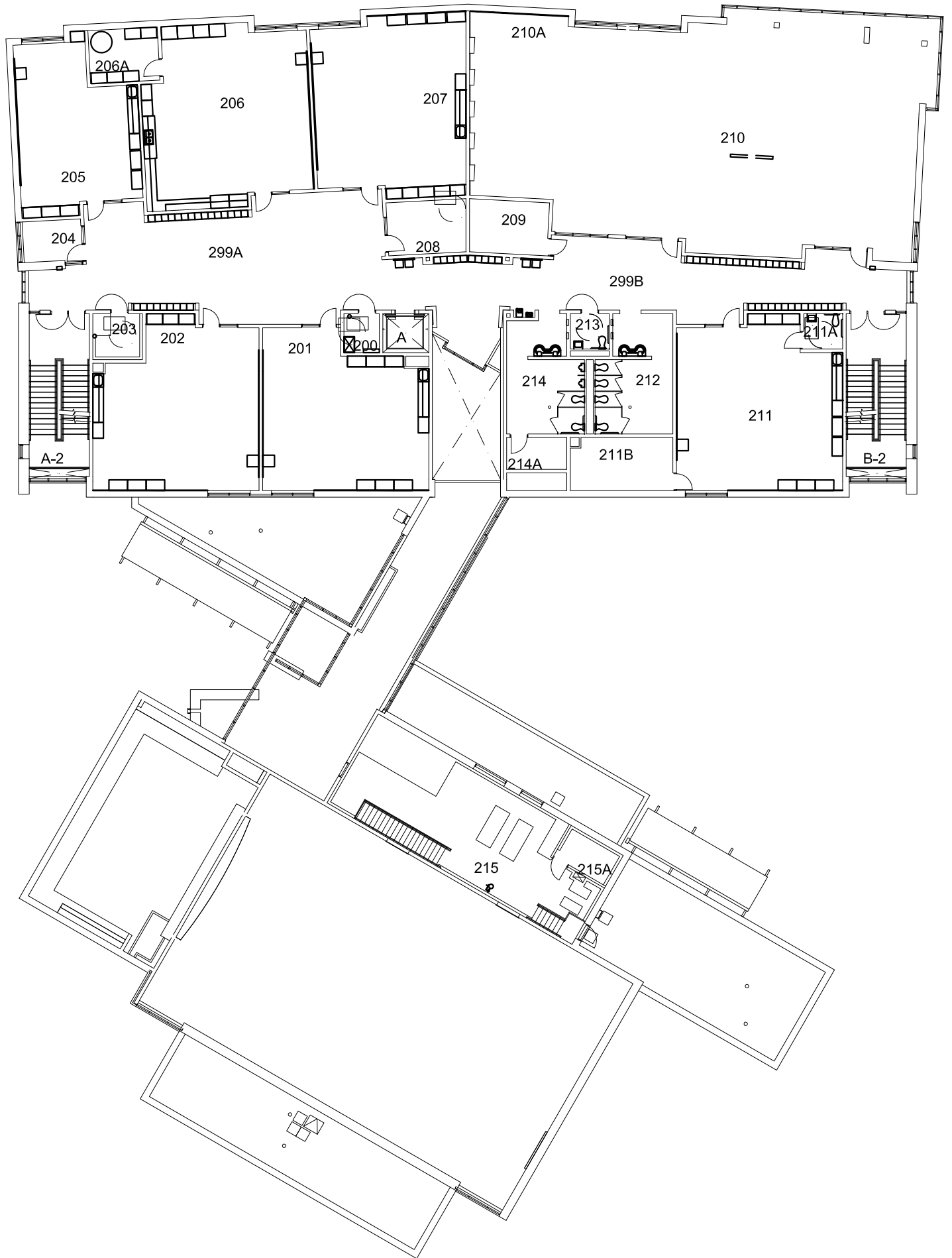
CESAR E CHAVEZ

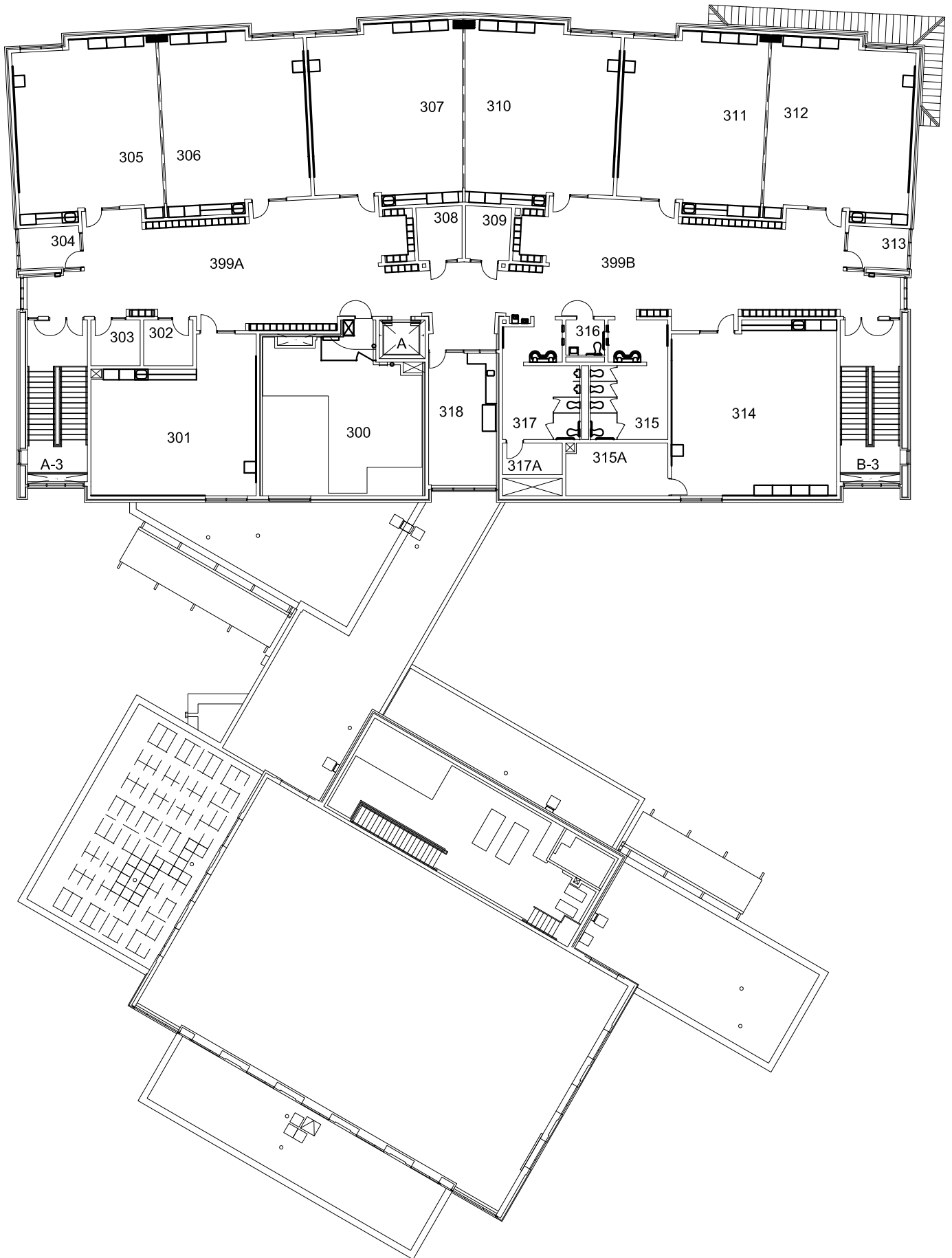
Do not scale drawings  
 Use dimensions shown

Drawn By: MAB  
 Checked By: DAS  
 Project #:  
 Drawing File:

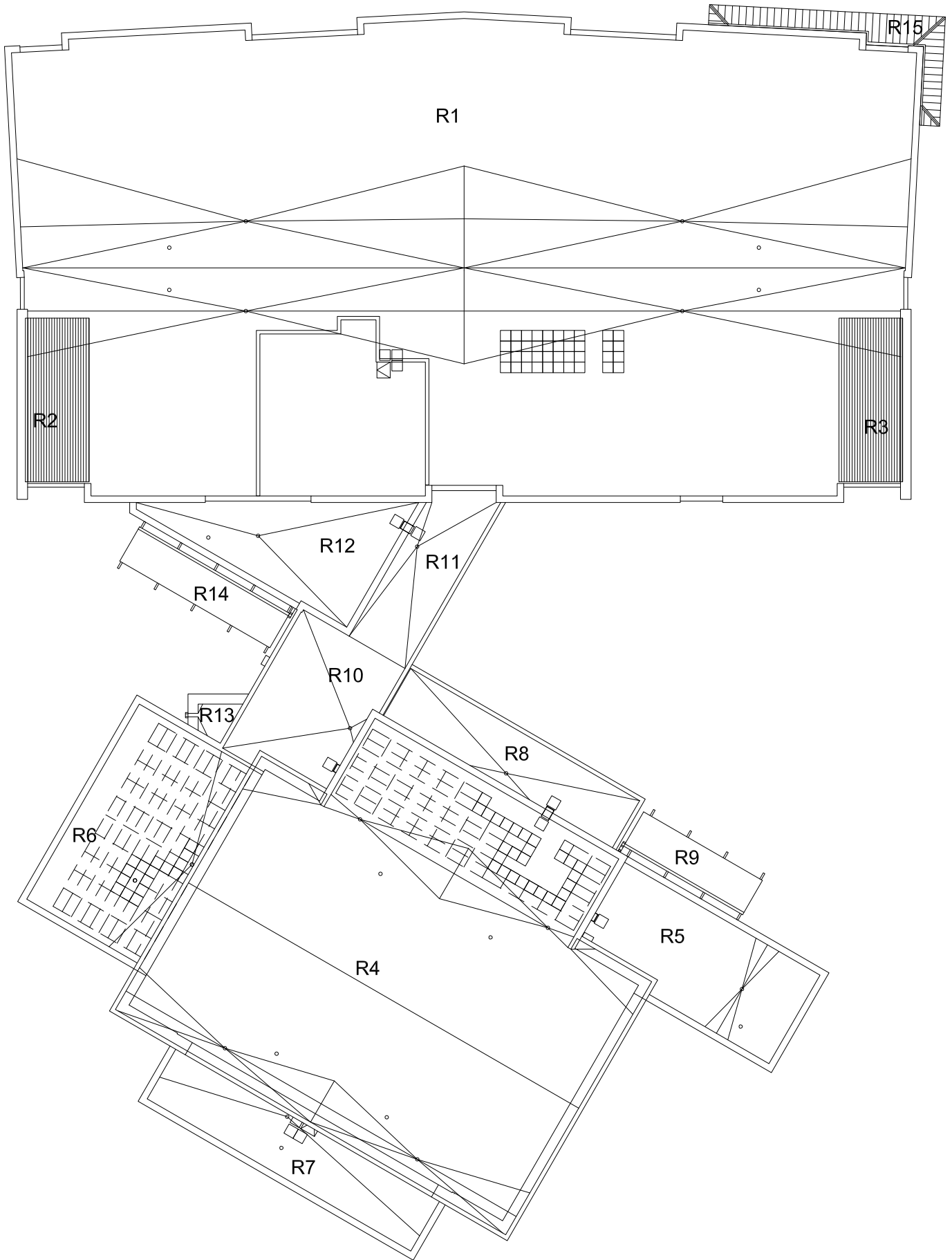
SHEET # **1**  
 OF 1 SHEETS

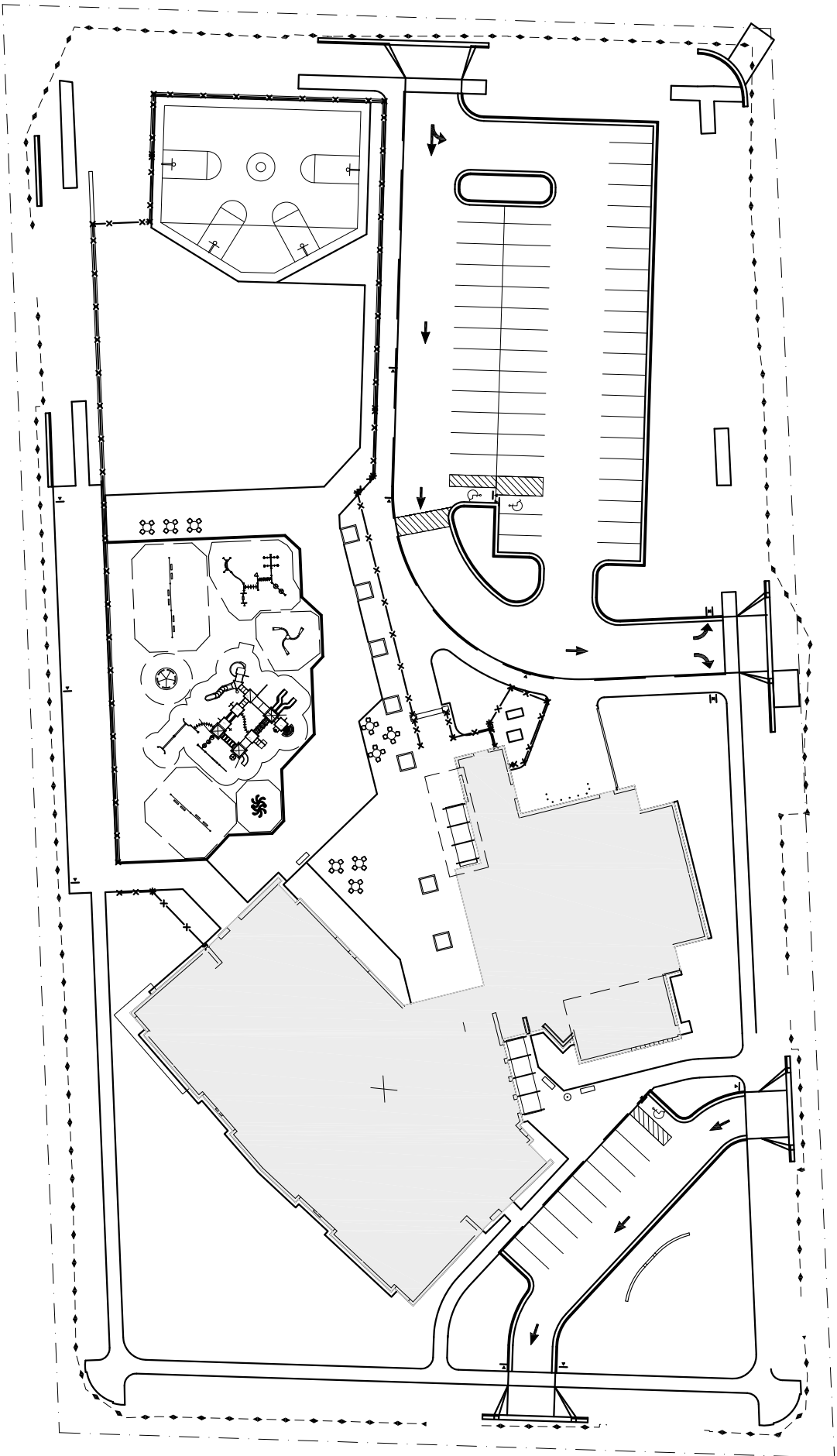




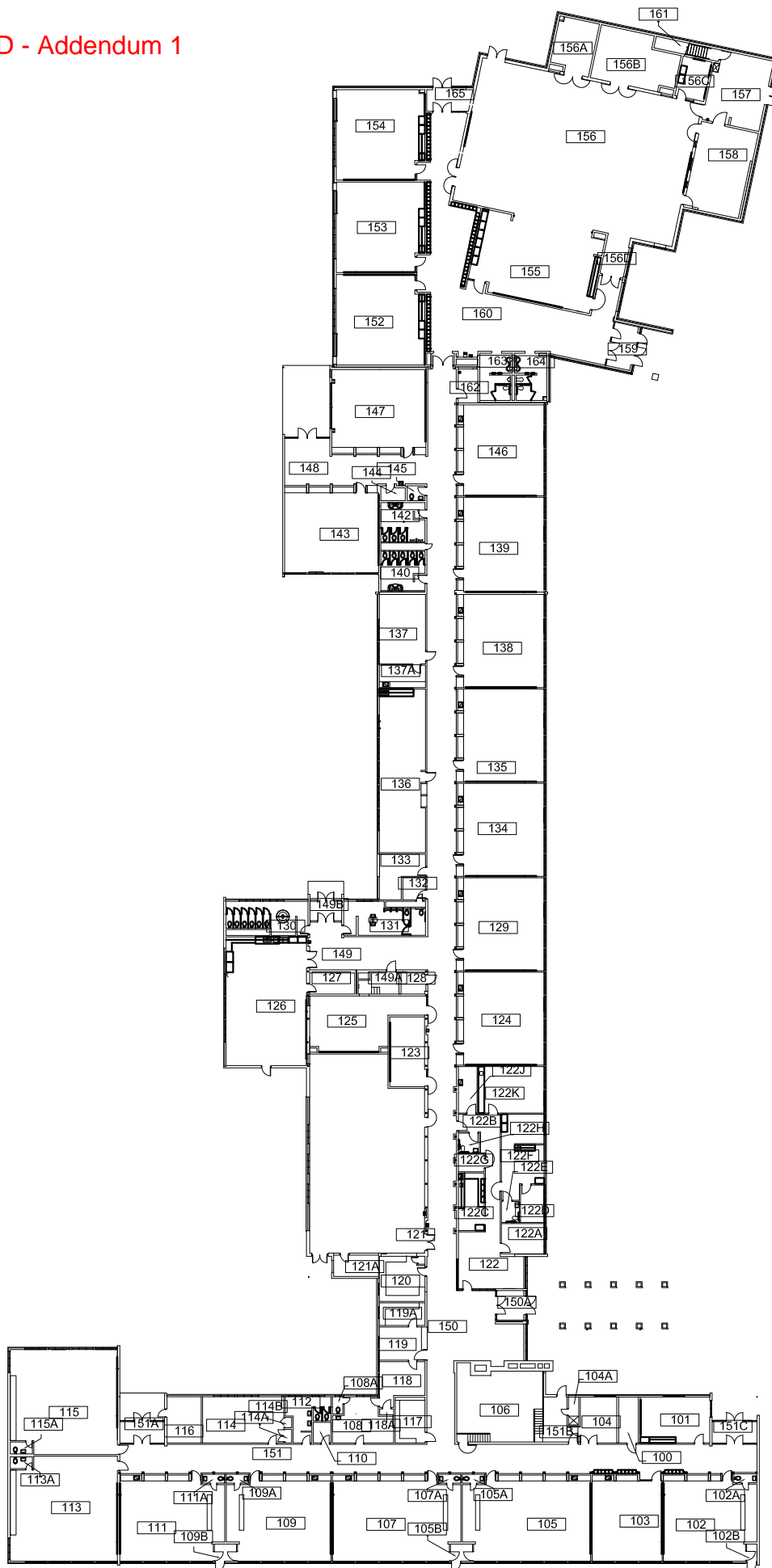


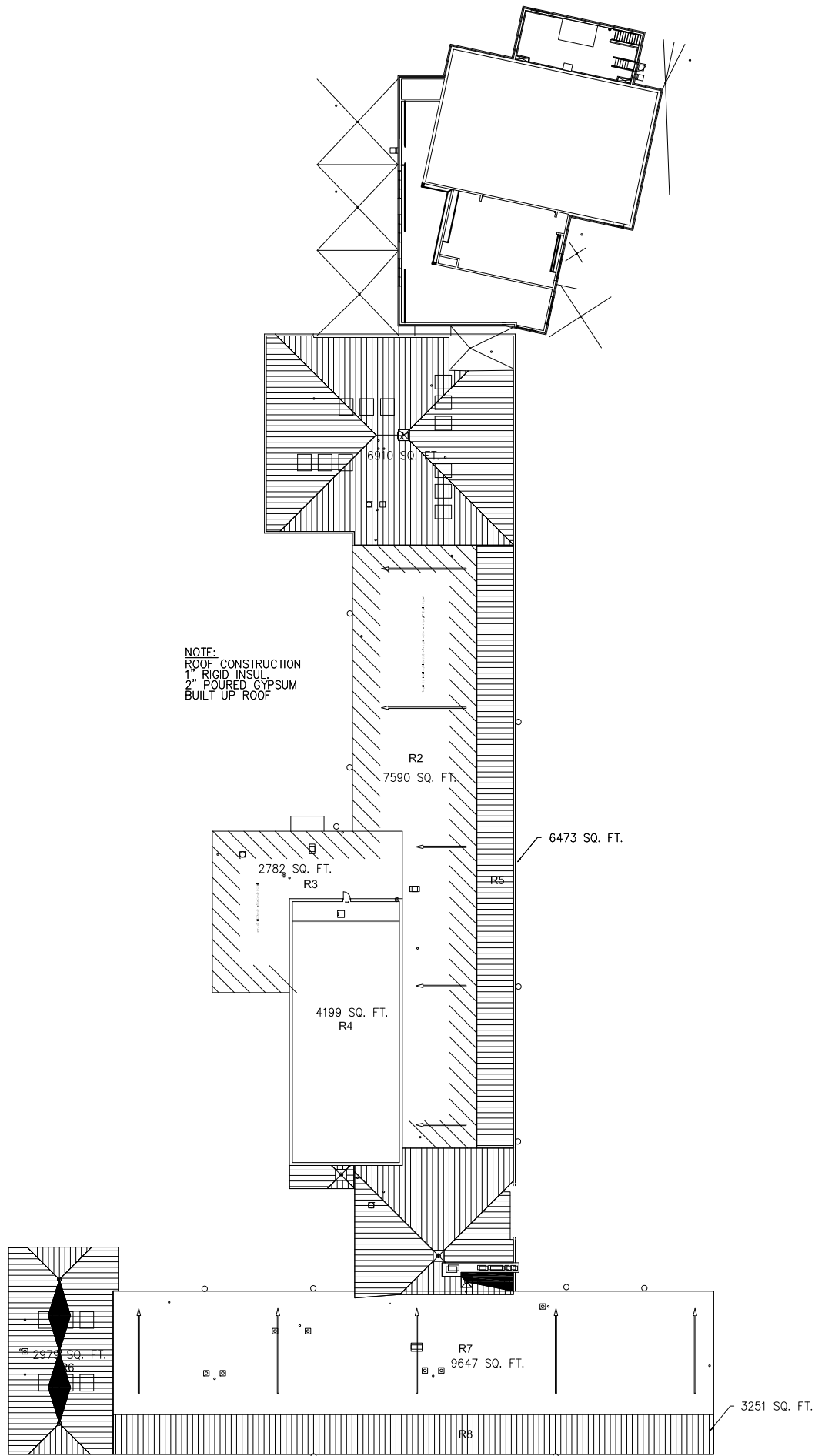






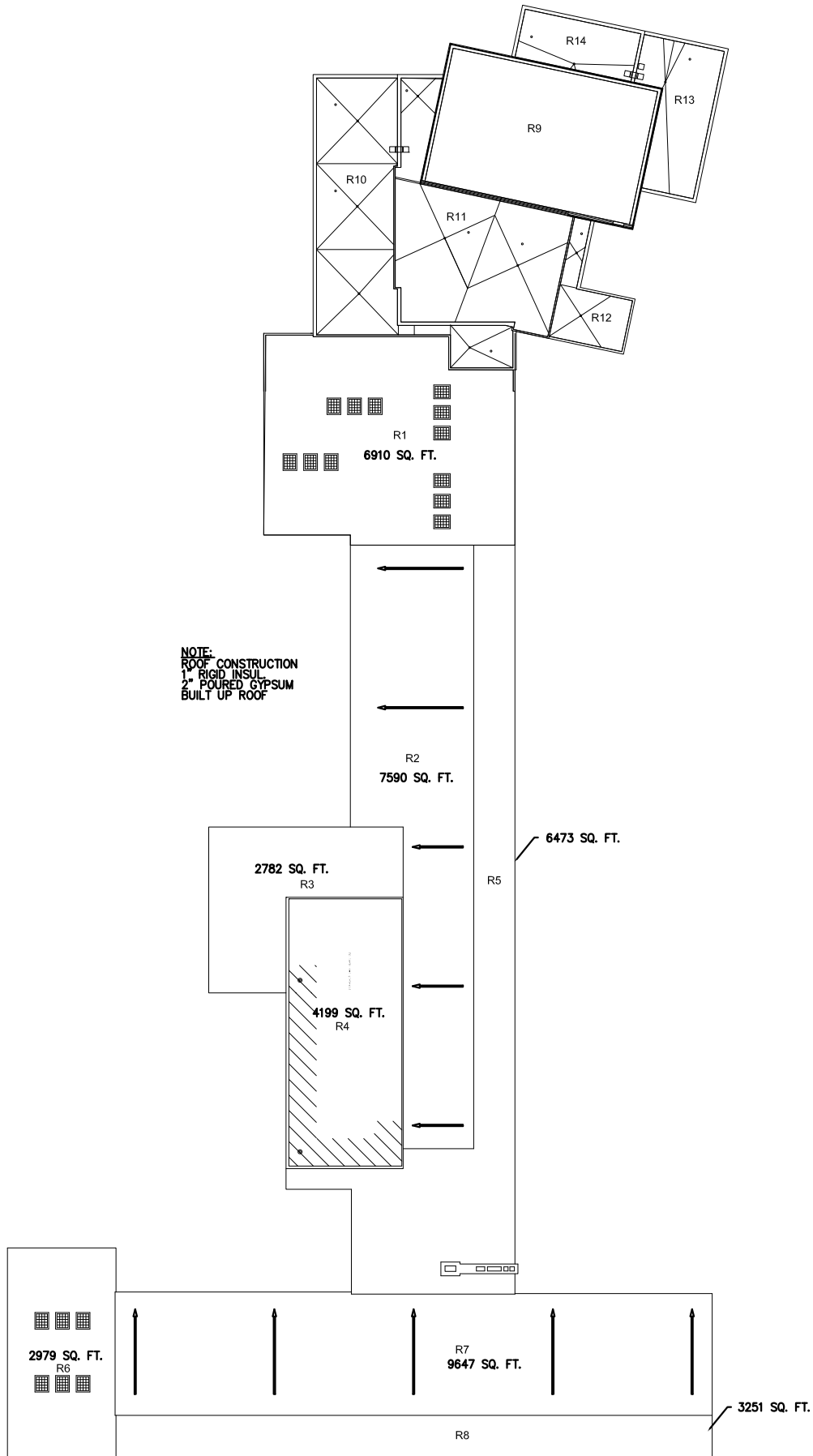
Attachment D - Addendum 1  
 (4 pages)





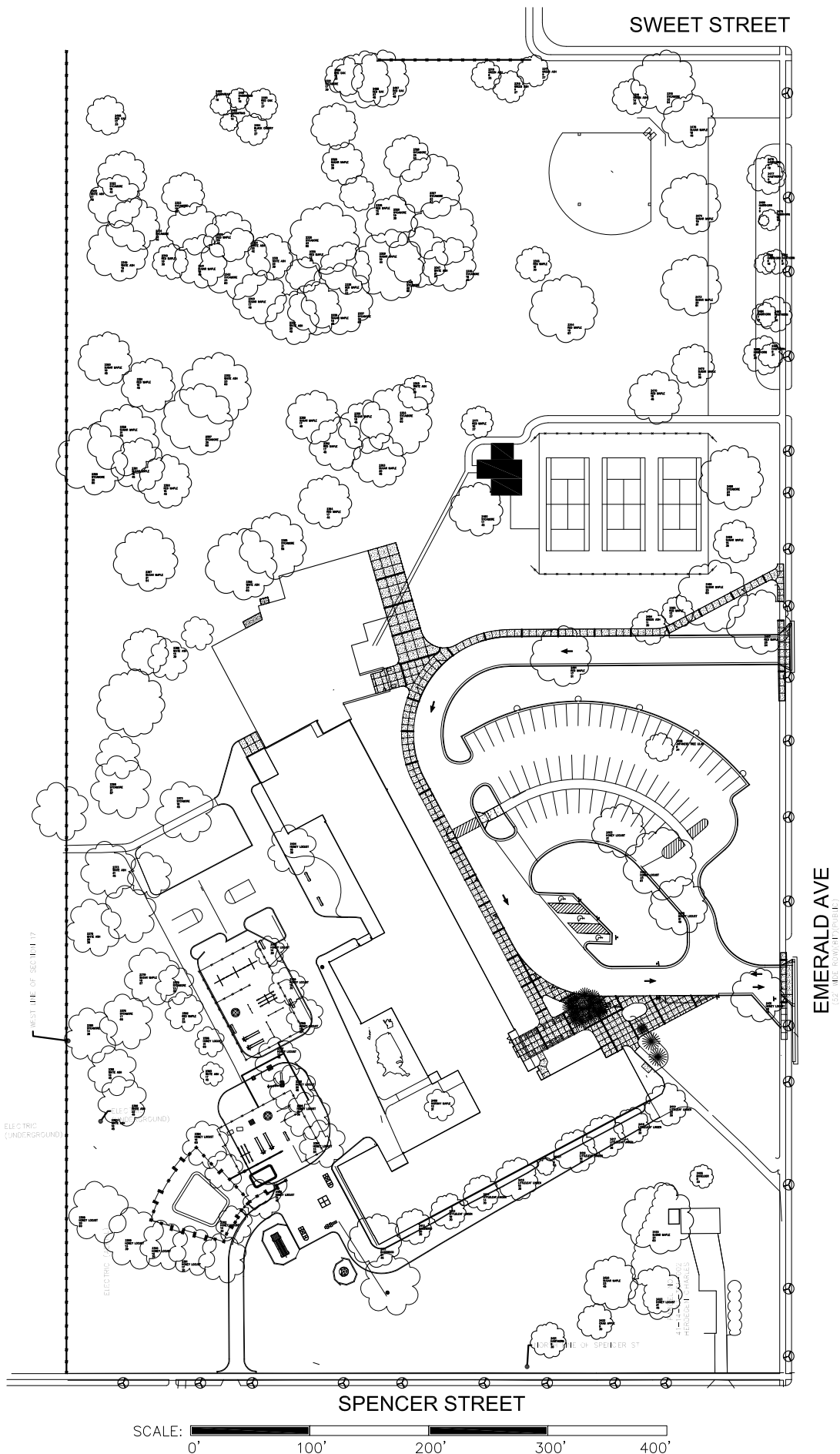
NOTE:  
 ROOF CONSTRUCTION  
 1" RIGID INSUL.  
 2" POURED GYPSUM  
 BUILT UP ROOF





**ROOF PLAN**





**Grand Rapids Public Schools**  
 DRAWING UPDATED: 06-09-08  
 ORIGINAL BUILDING: 1954  
 ADDITION(S): 1958, 2008

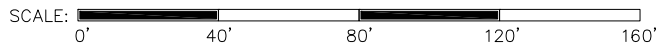
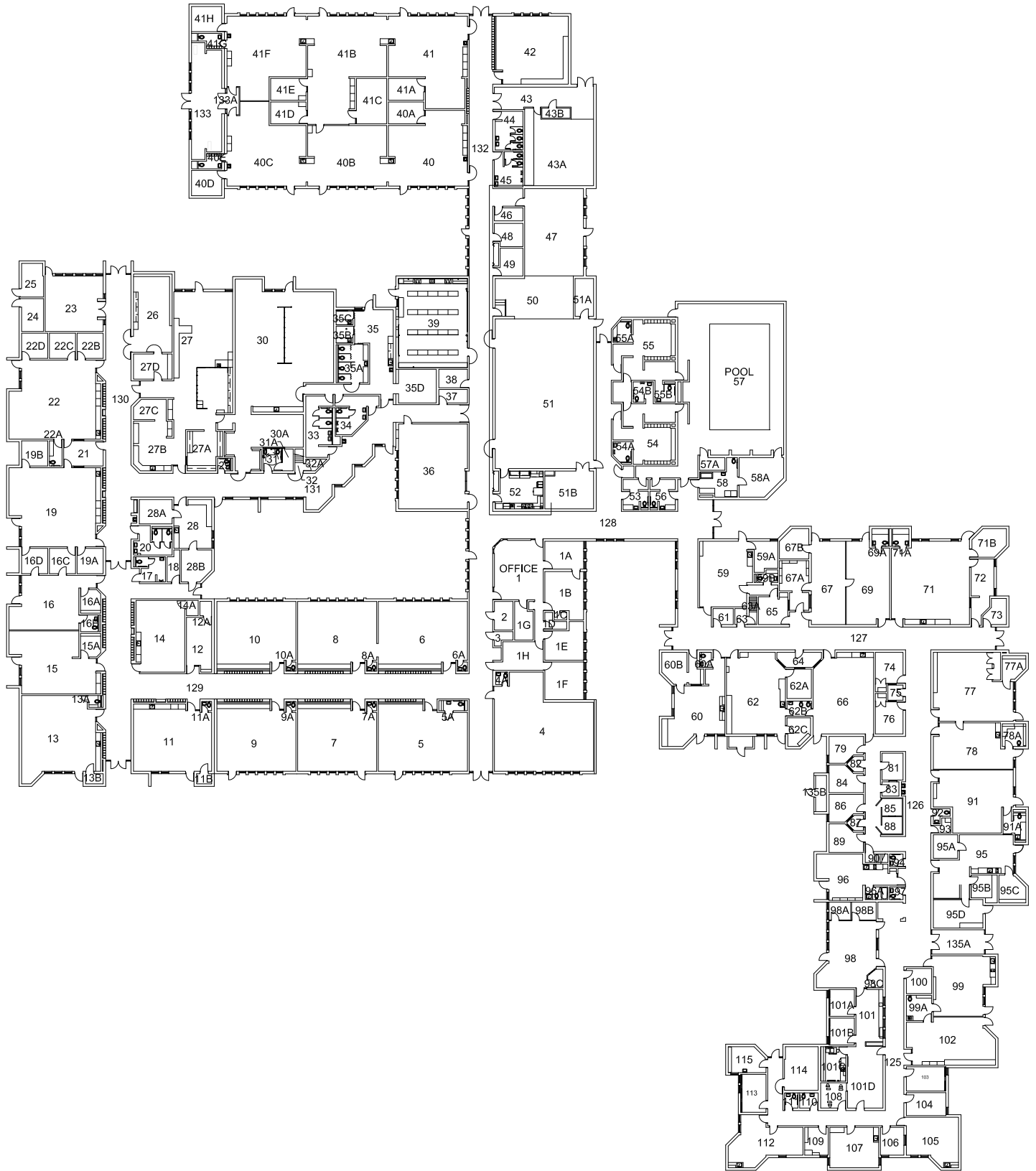
SCHOOL ADDRESS:  
 1445 EMERALD NE  
 GRAND RAPIDS, MI. 49505  
 PH: 819. 2727 FAX: 819.2726

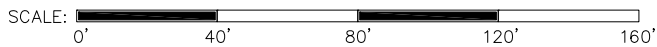


# Kent Hills Elementary School

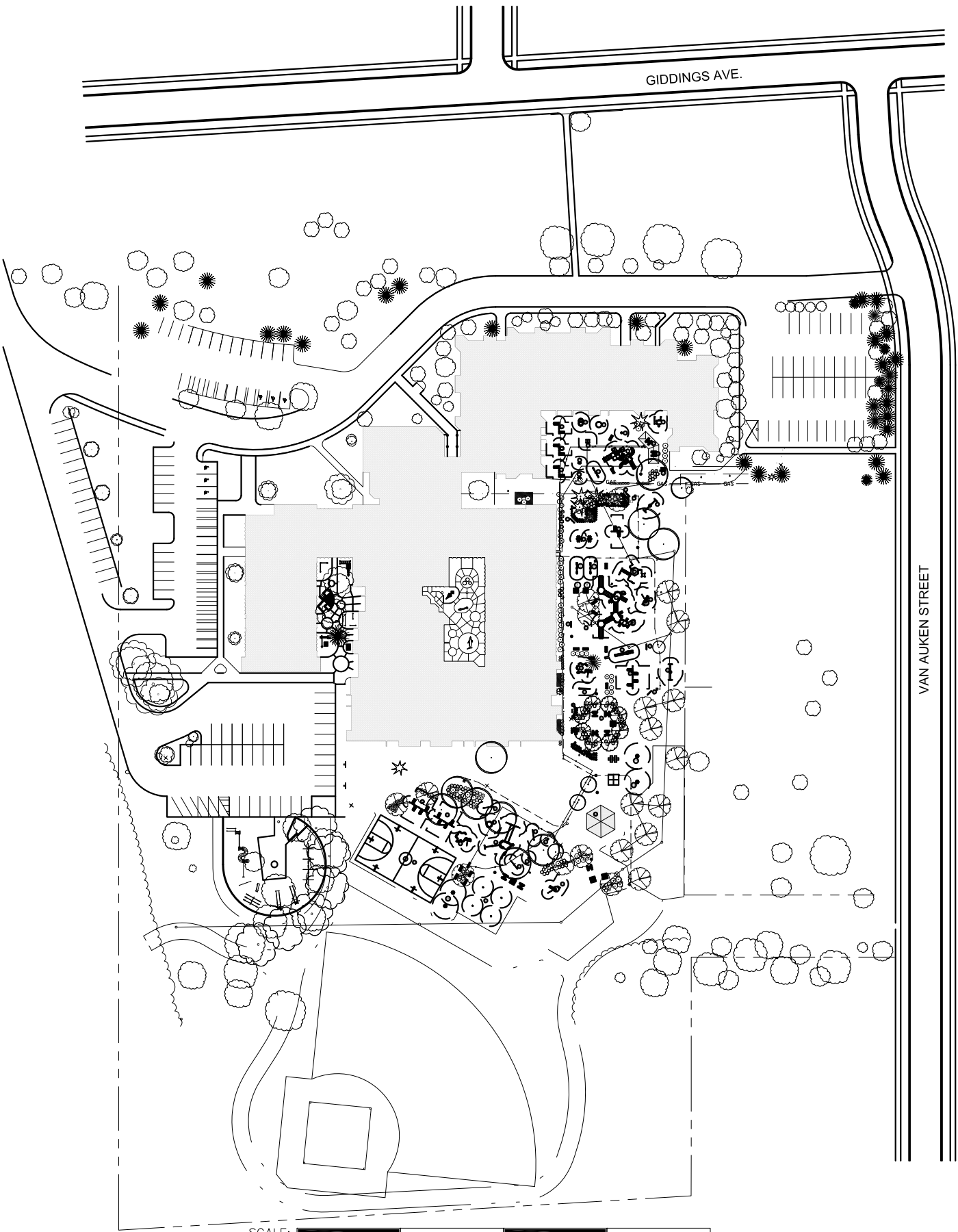
SITE SIZE  
 14.95 Acres

Attachment E - Addendum 1 (4 pages)



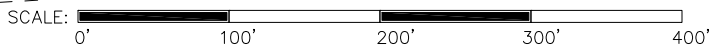






GIDDINGS AVE.

VAN AUKEN STREET



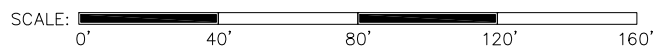
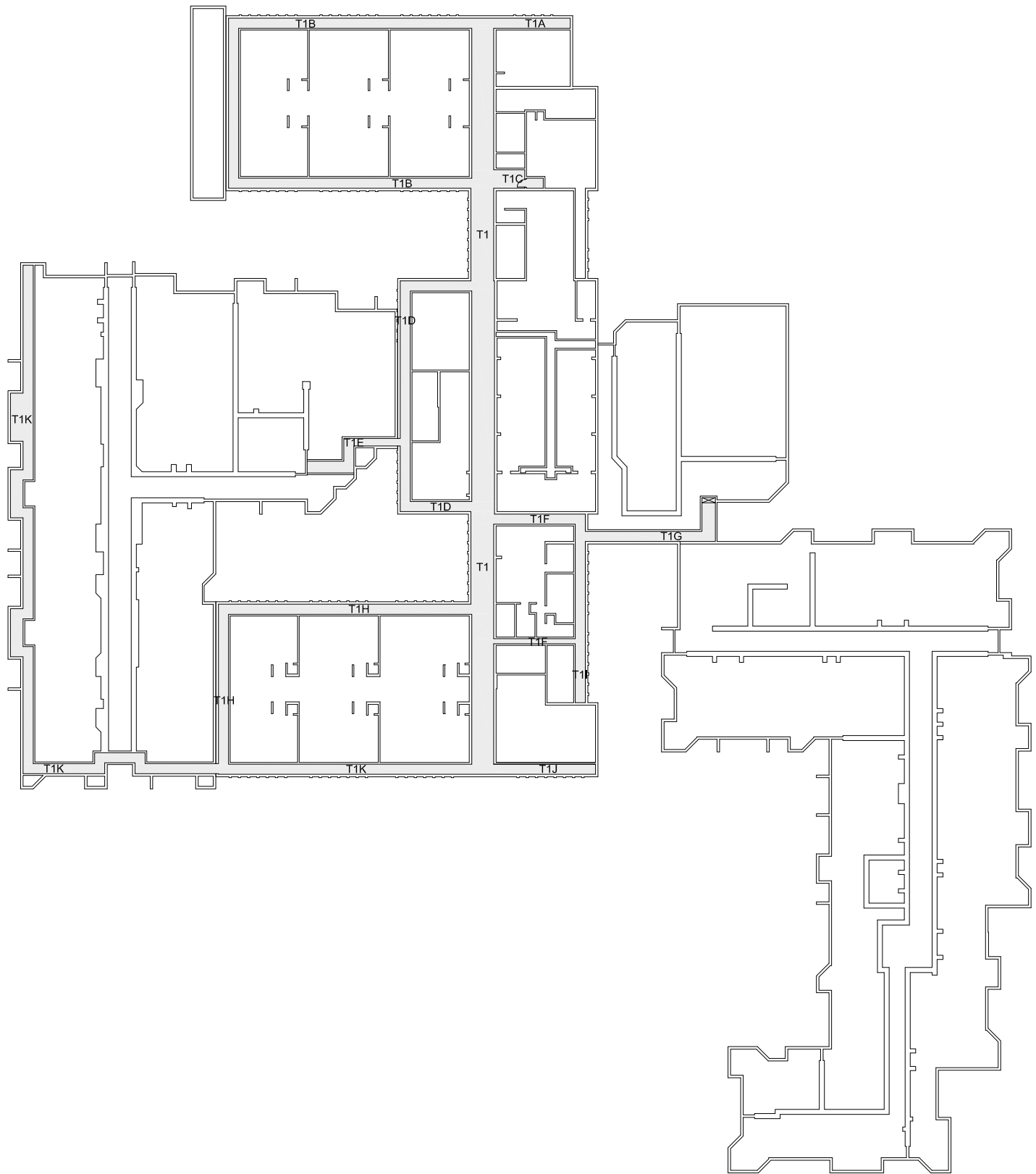
**Grand Rapids Public Schools**  
 DRAWING UPDATED: 9/25/06  
 ORIGINAL BUILDING: 1964  
 ADDITION(S): 1975

SCHOOL ADDRESS:  
 1353 VAN AUKEN SE  
 GRAND RAPIDS, MI. 49508  
 PH: 819.2696 FAX: 819.3461



# Ken-O-Sha Park

SITE SIZE  
 5.5 Acres





Project: Grand Rapids Public Schools - Construction Management RFP

Meeting: CM Preproposal Walk Thru at Dickinson Elementary

Date: Thursday, December 19th, 2024 @ 4:00p

Sign-in Sheet

Name	Company	Phone Number	Cell Number	Email Address
TRAY RESMAN	WBC	250 2812	124	TRAYRESMAN@WBC.COM
Mike Johnson	Whiting-Turner	616 644 8790	11	Mike.Johnson@Whiting-Turner.com
Keegan Pacific	Whiting-Turner	313-655-8376		Keegan.Pacific@Whiting-Turner.com
Zach DeWitt	Carbon Six	616-610-7064	-	Zach@CarbonSix.com
Justin Wierenga	Rockford Construction	616-706-1465	-	justinw@rockfordconstruction.com
ED BROWN	ROCKFORD			





Project: Grand Rapids Public Schools - Construction Management RFP

Meeting: CM Preproposal Walk Thru at KenOSha

Date: Tuesday, December 17th, 2024 @ 3:00p

Sign-in Sheet

Name	Company	Phone Number	Cell Number	Email Address
Rick Hunter	Clark Construction	734-320-6314 →		rhunter@clarkcon.com
Jamie Cardinal	Clark Construction	616-889-4829 →		jcardinal@clarkcon.com
Justin Wiersinga	Rockford Construction	616-706-1465 →		justinw@rockfordconstruction.com
EP BLOOM	RENFORD	616-445-9646		ehloomp@renfordconstruction.com
DREW SPREAR	BOVENWIE BUDCON		(16.291.3946)	DSORE@SONEWOLVERINEWP.COM
JACK OVERER	EDWARD CC	616-440-8485		jacko@edwardcc.com
Keegan Pacific	Whiting-Turner	313-655-8376 →		keegan.paci@whiting-turner.com
Mike Johnson	Whiting-Turner	616-644-8790		
NATE RANKE	Whiting-Turner	616-260-7038 →		nate-ranke@whiting-turner.com
Alex Smart	GRPS			
Marc Bennett	GRPS			
Dale Cammenga	GRPS			CammengaDe.grps.org
Jenae Kuipers	PMR			



plante moran  
REALPOINT  
formerly Plante Moran Cresta

Project: Grand Rapids Public Schools - Construction Management RFP

Meeting: CM Preproposal Walk Thru at KenOSha

Date: Tuesday, December 17th, 2024 @ 3:00p

Sign-in Sheet



Name	Company	Phone Number	Cell Number	Email Address
M. Hoekstra	Rockford	616-318-3673		MHoekstra@rockfordconstruction.com
Keith Toru	SME	734 377 6046		KEITH.TORU@STATE-USA.COM
MARK HAVELER AMF	ROCKFORD	616-330-0503	616-330-0503	MARKH@ROCKFORDCONSTRUCTION.COM
STAN ELENBAAS	ERHARDT CONSTRUCTION	616 890 9506	616 676 1222	selenbaas@erhardtcc.com





Project: Grand Rapids Public Schools - Construction Management RFP

Meeting: CM Preproposal Walk Thru at Cesar Chavez Elementary

Date: Thursday, December 19th, 2024 @ 3:30p

Sign-in Sheet

Name	Company	Phone Number	Cell Number	Email Address
Ed Bloom	Rockford	616-443-9616	—	ebloom@rockfordconstruction.com
Justin Wierenga	Rockford	616-706-1465	—	justinw@rockfordconstruction.com
MARK HAVETAMP	"	616-330-0530	—	markhavetamp@rockfordconstruction.com
Zach Dewitt	Carbon Six	616-610-7064	—	Zach@carbonsix.com
Keegan Pacific	Whiting-Turner	313-655-8376	—	keegan.pacific@whiting-turner.com
Troy Rasmus	WBC	616-256-2512	—	TRE@wbc.com
Mike Johnson	Whiting-Turner	616 644 8790	—	Mike.Johnson@whiting-turner.com



## **Attachment G – Addendum 1**

### **GRPS Policy 3670 – Local Construction Contracting**

The District provides a preference (bid discount) in construction contracts from local vendors, providing the quality and service are commensurate with the requirements set forth by the District as to satisfy the demands of the bid or proposal. Bids, or proposals when bids are not required, shall be accepted from non-local vendors in order to maintain a fair market price.

In determining the qualification for a Local Purchasing Preference for purposes of this policy, vendors must have obtained the Certification of a Michigan Based Business as determined by the Michigan Department of Technology, Management and Budget as well as meet one of the following criteria:

- a. For at least the last six months had its primary business operations located within the municipality boundaries of the City of Grand Rapids, Michigan (Grand Rapids).
- b. Be certified by the City of Grand Rapids, as a Micro-Local Business Enterprise and have its primary business operations within the municipality boundaries of the City of Grand Rapids.

A successful recipient of a contract and/or purchase order which has received a Local Purchasing Preference may be required to present proof of its status as a Michigan Based Business and documentation of its location within the City of Grand Rapids at any time upon request from an authorized District official. Failure to provide the requested information or failure to maintain business operations with the city of Grand Rapids for the duration of the contract will make the contract voidable at the District's discretion, and will result in disqualification from future consideration of a Local Purchasing Preference for a period of five years unless excused by the Superintendent or Designee.

Preference will be provided on the following basis:

- a. **Constructor Participation:** Grand Rapids Public Schools will provide up to a 5% bid discount to prime contractors and/or construction managers who satisfy the criteria set forth for consideration as a Local Vendor.
- b. **Subcontractor Participation:** Construction bids for non-local vendors may be discounted when a bidder on a Grand Rapids Public Schools' project voluntarily subcontracts with businesses meeting Local Vendor Criteria. Prime contractors and/or construction managers must submit affidavit(s) verifying Local Vendor subcontractor participation.

Prime contractors and/or construction managers must require Local Vendor certification documentation to be submitted by each subcontract bidder with their sealed bid. The District at its discretion can request additional documentation for verification of the qualification of any Local Vendor subcontractor participating in a construction project. The following is a schedule of discounted percentages based upon Local Vendor subcontractor participation achieved by the prime Constructor:

	<u>LV Subcontractor Participation</u>	<u>Discount Percentage</u>
i.	1.00% – 2.5%	1.0%
ii.	2.51% – 5.0%	1.5%
iii.	5.01% – 7.5%	2.0%
iv.	7.51% – 10.0%	2.5%
v.	10.01% – 15.0%	3.0%
vi.	15.01% – 18.0%	4.0%
vii.	18.01% +	5.0%

- c. Prime contractors and/or construction managers may not terminate an approved Local Vendor subcontractor working on a Grand Rapids Public Schools construction project, and then perform the work on the terminated subcontract with its own forces or those of another subcontractor, without prior written consent by the Grand Rapids Public Schools Executive Director of Facilities Planning and Management. If a Local Vendor subcontractor fails to complete its work on the contract for any reason, a prime Constructor/construction manager must notify the Grand Rapids Public Schools Executive Director of Facilities Planning and Management and make good faith efforts to find another approved Local Vendor subcontractor to substitute for the original Local Vendor subcontractor. Utilizing good faith efforts, and to the extent reasonable, the prime Constructor/construction manager shall substitute an approved Local Vendor subcontractor to perform the same amount of work under the contract as the Local Vendor subcontractor that was terminated.
- d. Joint Venture Bidding: As an incentive to contractors engaging in activities that stimulate the growth and development of local, small emerging businesses as partners bidding as a joint venture, Grand Rapids Public School will apply up to a 5% bid discount for partnering with a qualified Local Vendor.
- e. The Bid Discounts outlined above may not exceed 5% or \$25,000 per bid, whichever is lower. Project bids from prime contractors and/or construction managers are considered a single bid for purposes of the Bid Discount consideration.

Grand Rapids Public Schools, Board of Education Members and employees are prohibited from having any financial interest or personal beneficial interest either directly or indirectly, in the award of any construction contracts, sub-contracts, or the recommendation/selection of any professional design service or construction manager, unless previously disclosed in writing to the Superintendent and approved in writing by the Superintendent.

This policy shall not apply to the extent that it would conflict with any provision of Michigan or federal law, regulation or constitution. The local preference shall not be applied to purchases of goods and services made with federal funds.

Policy Adopted: March 19, 2012  
 LEGAL Ref: MCL 380.1267; 380.1274  
 POLICY Ref: 3660 Bids and Quotation Requirements  
 3690 Local Purchasing

1900 Contracts and Board Member Disclosure Obligations



