



CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

DATE: March 5, 2024

TO: Mark Washington, City Manager

COMMITTEE: Community Development Committee
LIAISON: Mary Kate Berens, Deputy City Manager

FROM: Tim Burkman, City Engineer
Engineering

SUBJECT: **Resolution approving an amendment to the Professional Services Agreement for Construction Management services with Owen-Ames-Kimball Company for Expansion of Grand Rapids Public Museum – Phase 1B and authorizing additional expenditures in the amount of \$2,007,460 with total amount not-to-exceed \$10,179,243**

The Grand Rapids Public Museum (GRPM) has developed a Master Plan for additions and renovations to their current location. The first phase of which is to enhance its outdoor exhibit space to include an event space, hands-on learning stations, river access and educational opportunities along with boardwalks, trails, and signage. The infrastructure improvement will provide multiple public gathering spaces that are accessible to all and allow for the public to experience the Grand River as a living textbook.

A Qualification Based Selection (QBS) process was used to solicit respondents and evaluate final procurement of a construction manager by an evaluation team consisting of City staff, Museum representatives, and Tower Pinkster Titus Associates, Inc. The evaluation team selected Owen-Ames-Kimball Co. (OAK) as the highest-ranked qualified firm. Subsequently, a proposal was received and on October 12, 2021 (Proceeding No. 91144), the City approved pre-construction services with OAK. On October 10, 2023 (Proceeding No. 92983), the City approved a professional services agreement for Construction Management with OAK for the Phase 1A contract, the first of multiple phases of work, which included earthwork, aggregate piers, and micropiles. On January 23, 2024 (Proceeding No. 93210), the City approved a professional services agreement with OAK for construction management in connection with Phase 1B of the project which included 14 bid categories for the associated sitework and building related to the separation of the carousel.

The attached resolution provides for an amendment to the professional services agreement for Construction Management services to include the final bid categories for Phase 1B, including Steel and General Trades, in the amount of \$2,007,460 with total expenditures not to exceed \$10,179,243. This amount includes the costs of the professional services agreement, administration, and an approximate ten percent allowance for contingencies.

Total project commitment for Phases 1A & 1B is \$18,182,945. The last phase of work to be bid in this initial series will be the new elevator which is currently estimated at \$2,700,000. Fundraising by the GRPM is underway for subsequent Phases 2A-D (totaling \$28,000,000) and if successful, that work is scheduled to be phased over a three-year period starting in the spring of 2025.

This project is being financed by the Capital Improvement Fund (Grand Rapids Public Museum) and a DNR Greenway grant.

cc: Patti Caudill
Molly Clarin
Dale Robertson
Karen Wilburn

#19051A

Prepared by Kristin Pfauth, Project Manager

CORRECT IN FORM

DEPARTMENT OF LAW

Item Number: 9

Proceeding Number: {{item.tracking_number}}

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution approving an amendment to the Professional Services Agreement for Construction Management Services with Owen-Ames-Kimball Co. and authorizing additional expenditures in connection with the Expansion of the Grand Rapids Public Museum – Phase 1B.

WHEREAS:

1. On October 12, 2021 (Proceeding No. 91144), the City approved pre-construction services with Owen-Ames-Kimball Co. (OAK) in connection with:

Expansion of Grand Rapids Public Museum
(hereinafter referred to as the “Project”); and

2. On October 10, 2023 (Proceeding No. 92983), the City approved a professional services agreement for Construction Management with OAK for Phase 1A of the Project; and
3. On January 23, 2024 (Proceeding No. 93210), the City approved a professional services agreement with OAK for construction management in connection with Phase 1B of the Project; and
4. It is necessary to approve an amendment to the professional services agreement for Phase 1B of the Project with Owen-Ames-Kimball Co. (OAK) and authorize additional expenditures in the amount of \$2,007,460 for a total not to exceed of \$10,179,243; therefore:

RESOLVED:

1. That upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the amendment to the professional services agreement with Owen-Ames-Kimball Co. for Phase 1B of the Project on behalf of the City.
2. That the scope of work be increased in an amount of \$2,007,460 with total expenditures not to exceed \$10,179,243 which includes the costs of the professional services agreement, administration, contingencies, and previously authorized fees. Said amount of \$10,179,243 to be charged to the applicable Codes.
3. That the City Comptroller is hereby authorized and directed to make payment, in amounts and to said payees, as the City Engineer or his designee requests in connection with Phase 1B of the Project.