

6. Resolution awarding an agreement with Owen-Ames-Kimball Company for Calder Plaza Enhancements and Waterproofing and authorizing services in the amount of \$66,046 with total amount not-to-exceed \$1,825,630

Item Number: 6



# CITY OF GRAND RAPIDS AGENDA ACTION REQUEST

**DATE:** June 10, 2025

**TO:** Mark Washington, City Manager

**COMMITTEE:** Community Development Committee

**LIAISON:** Mary Kate Berens, Deputy City Manager

**FROM:** Tim Burkman, City Engineer  
Engineering

**SUBJECT:** **Resolution awarding an agreement with Owen-Ames-Kimball Company for Calder Plaza Enhancements and Waterproofing and authorizing services in the amount of \$66,046 with total amount not-to-exceed \$1,825,630**

On March 19, 2024 (Proceeding No. 93381) the City entered into an agreement with Progressive AE dba Progressive Companies, (Progressive) for preliminary design services for the Enhancements and Waterproofing Replacement at Calder Plaza. This project consists of the full replacement of the surface decking and underlying waterproofing at Calder Plaza and will incorporate various enhancements that have been identified in the Calder Plaza comprehensive plan. Enhancements that are being considered include additional green space, increased shade, dedicated event space, daily gathering spaces, and accessibility improvements.

Furthermore, this project is a continuation of multiple completed and ongoing improvements. Over the past five years the City has added an elevator accessing Calder Plaza from the Government Center Ramp (GC Ramp), completed repairs and repainting of the La Grande Vitesse, updated wayfinding within the GC Ramp, continued implementation of the asset management plan for the plaza, and most recently authorized the extension of an elevator to provide another means of egress to the Calder Plaza. All of these projects are improvements that were needed to bring the 1969 site up to current community expectations. The enhancements and waterproofing continue this endeavor to deliver a space that will provide an experience for citizens and visitors that is worthy of the site while still properly maintaining a critical City asset.

With the completion of the preliminary design services, the project is ready to move forward into the Design Services Phase with Progressive. At this time, the project team is also ready to bring a Construction Manager on board. A Qualification-Based Selection (QBS) process was used to solicit and evaluate respondents for the performance of Construction Management services. The evaluation team consisting of City staff, selected Owen-Ames-Kimball Company (O-A-K) as the highest-ranked qualified firm from

Prepared by Dustin Kuzeé, Assistant Project Manager

Tracking Number: 25-95553

shortlisted respondents.

The attached resolution recommends entering into an agreement for Construction Management services with O-A-K and authorizing pre-construction phase services in the amount of \$66,046 with total expenditures not to exceed \$1,825,630. This amount includes the costs of the preliminary construction services, previously authorized design phase services by Progressive, additional design phase services by Progressive, administration, and contingencies.

This project will return to City Commission at a future date to authorize additional phases of services and adjust the final contract price once all work is bid out as well as construction inspection services, material testing and administration costs. The project will return to Commission at completion of schematic design where scope and budget are confirmed to present the plaza's design.

This project is being financed by the Capital Improvement Fund (Facilities Management), Facilities Management Capital Fund, Parking System Fund, and the Downtown Development Authority (DDA).

cc: Amaad Hardy  
Tricia Chapman  
Molly Clarin  
Steve Prins  
Phil Wheeler  
Henry Ringlever  
Jordan Weber  
Jessica Smith  
Brent Mundwiler  
David Marquadt  
Karie Enriquez  
Evette Pittman  
Mark Miller – DGRI  
Tim Bradshaw – Kent County

Reviewed by O.E.E.

#23057

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution entering into an agreement with Owen-Ames-Kimbell Company and authorizing expenditures in connection with Enhancements and Waterproofing Replacement at Calder Plaza.

WHEREAS, proposals were received on May 16, 2025 for the following project:

Enhancements and Waterproofing Replacement at Calder Plaza  
(hereinafter referred to as the "Project")

and it is necessary to approve an agreement for Construction Management services with Owen-Ames-Kimbell Company (O-A-K); therefore

RESOLVED:

1. That the proposal of O-A-K be accepted and that, upon approval as to form by the City Attorney, the Mayor and City Clerk be authorized to execute the contract documents for the Project on behalf of the City.
2. That total expenditures for the Project be authorized in an amount not to exceed \$1,825,630 which includes the costs of the agreement for construction management services, previously authorized design phase services by Progressive, administration, and contingencies. Said amount of \$1,825,630 to be charged to the applicable codes currently defined as follows: \$912,815 to the applicable Facilities Management codes, \$273,845 to applicable Parking System codes, and \$638,970 to the applicable DDA codes.
3. That the City hereby approves the authorization of Downtown Development Authority funds for its share of costs for the Project as referenced in Paragraph 4.
4. 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 the Project.

CORRECT IN FORM  
  
DEPARTMENT OF LAW

## SUMMARY OF ESTIMATED COSTS

for

### Enhancements and Waterproofing Replacement at Calder Plaza

#### Project Funding Source(s)

	<u>Currently Approved</u>	<u>Budget Request(s)</u>	<u>Revised Project Estimate</u>
Various Department Funds	\$157,900	\$1,667,730	\$1,825,630
Total Project Sources	<u>\$157,900</u>	<u>\$1,667,730</u>	<u>\$1,825,630</u>

#### Breakdown of Project Uses

Construction Management Agreement	\$66,046
Previously Authorized Design Phase Services by Progressive	200,000
Additional Design Phase Services by Progressive	1,173,000
Administration	<u>50,000</u>
Sub-Total	\$1,489,046
Contingencies	<u>178,684</u>
Previously Authorized Fees (Proceeding No. 93381)	<u>\$157,900</u>
Total Project Uses	<u>\$1,825,630</u>