

11. Resolution awarding Dave Bultsma & Associates Inc. dba Bultsma, EV Construction Co., McGraw Construction, Inc., Owen-Ames-Kimball Co., Ram Construction Services of MI, Inc., and Wieland Corporation dba Wieland for As-Needed General Construction Services at Various Locations with total amount not-to-exceed \$2,000,000



Item Number: 11



# 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 Dave Bultsma & Associates Inc. dba Bultsma, EV Construction Co., McGraw Construction, Inc., Owen-Ames-Kimball Co., Ram Construction Services of MI, Inc., and Wieland Corporation dba Wieland for As-Needed General Construction Services at Various Locations with total amount not-to-exceed \$2,000,000

This project consists of as-needed construction services for various City owned facilities. Types of work will consist of facility improvements and renovations that typically do not require architectural or consultant involvement including: interior room reconfigurations/renovation, kitchen renovations, general trades/carpentry work, door and window replacement, minor mechanical, electrical, and plumbing work, preconstruction services, and emergency projects or renovations.

This as-needed agreement allows City departments the ability to complete essential projects on City-owned facilities in a timely and efficient manner. The requested authorization amount was determined by the previous as-needed agreement's utilization, while considering an increase in labor and material costs, and an increase in interest from City departments. This process provides a competitive bidding option for smaller projects.

Bid proposals were received on May 20, 2025 for this project. The contractors that submitted bid proposals were evaluated based on their labor rates, percentage mark-up on materials and/or supplies, customer service, experience on similar scope projects, and past performance.

After consideration of the above-mentioned factors, it is recommended that all contractors be awarded a contract: Dave Bultsma & Associates Inc. dba Bultsma Construction Company (Bultsma), EV Construction Co. (EV), McGraw Construction, Inc. (McGraw), Owen-Ames-Kimball Co. (OAK), RAM Construction Services of MI, Inc. (RAM), and Wieland Corporation dba Wieland (Wieland). Selection of all six contractors will allow

flexibility and competitive pricing for each department within the City that maintains and operates a facility. The contracts will be for a period of one (1) year, reserving the right to extend each contract for an additional 1-year period at the City's option for a maximum of three years, contingent upon successful negotiations with the contractors. This contract will be available for all City departments that own or manage facilities.

The attached resolution provides for the award of the as-needed construction contract for this project to Bultsma, EV, McGraw, OAK, RAM, and Wieland. The resolution also authorizes expenditures not to exceed \$2,000,000 which includes the cost for as-needed construction and administration and will be charged to the appropriate budgets for which these services are required. The scope of services provided under these contracts will be on an "as-needed" basis. In the event the contracts exceed the aforesaid amount, it will be necessary to bring this matter back to City Commission for consideration and approval of additional expenditures at a future date.

cc: Amaad Hardy  
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Aaron Terpstra  
Keith Borreson  
Denny Braate

Reviewed by O.E.E.

#25028

Your COMMUNITY DEVELOPMENT COMMITTEE recommends the adoption of the following resolution awarding contracts to Dave Bultsma & Associates Inc. dba Bultsma, EV Construction Co., McGraw Construction, Inc., Owen-Ames-Kimball Co., Ram Construction Services of MI, Inc., and Wieland Corporation dba Wieland and authorizing expenditures in connection with As-Needed General Construction Services at Various Locations.

WHEREAS, bids were received on May 20, 2025 for the following project:

As-Needed General Construction Services at Various Locations.  
(hereinafter referred to as the "Project")

and Dave Bultsma & Associates Inc. dba Bultsma (Bultsma), EV Construction Co. (EV), McGraw Construction, Inc. (McGraw), Owen-Ames-Kimball Co. (OAK), Ram Construction Services of MI, Inc. (RAM), and Wieland Corporation dba Wieland (Wieland) submitted bid proposals; and based upon the evaluation of said bid proposals the City desires to award contracts for the Project to Bultsma, EV, McGraw, OAK, RAM, and Wieland; therefore

RESOLVED:

1. That the bid proposals of Bultsma, EV, McGraw, OAK, RAM, and Wieland 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 \$2,000,000 which includes the costs of the construction contracts and administration. Said amount of \$2,000,000 to be charged to the appropriate project budgets for which these services are required; and
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 the Project.

CORRECT IN FORM  
  
DEPARTMENT OF LAW

Reviewed by PM: SMT

EJL

Reviewed by BM: \_\_\_\_\_

				Bids Received: 5/20/2025					
				at: 11:00am		at the City Engineer's Office			
As-Needed General Construction Services at VARIOUS LOCATIONS				DAVE BULTSMA & ASSOCIATES INC dba BULTSMA		EV CONSTRUCTION CO		MCGRAW CONSTRUCTION INC	
File No. 25028				Original Bid Amount (TOTAL)		\$ 425.00		\$ 695.00	
								\$ 465.00	
Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Project Executive	Hourly	1	\$75.00	\$ 75.00	\$160.00	\$ 160.00	\$100.00	\$ 100.00
2	Project Manager	Hourly	1	\$70.00	\$ 70.00	\$130.00	\$ 130.00	\$85.00	\$ 85.00
3	Assitant Project Manager	Hourly	1	\$70.00	\$ 70.00	\$95.00	\$ 95.00	\$65.00	\$ 65.00
4	Administration	Hourly	1	\$70.00	\$ 70.00	\$70.00	\$ 70.00	\$65.00	\$ 65.00
5	Estimator	Hourly	1	\$70.00	\$ 70.00	\$130.00	\$ 130.00	\$75.00	\$ 75.00
6	Superintendant	Hourly	1	\$70.00	\$ 70.00	\$110.00	\$ 110.00	\$75.00	\$ 75.00
	Percentage mark-up on materials and/or supplies.	% Markup		15.00%		10.00%		10.00%	
	Percentage increase or decrease in the contract unit prices that would be necessary at expiration of the first contract for the contract to be renewed for an additional one (1) year period (2026-2027)	% Increase		3.00%		4.00%		4.00%	
		% Decrease		0.00%		0.00%		0.00%	
	Percentage increase or decrease in the contract unit prices that would be necessary at expiration of the first contract for the contract to be renewed for an additional one (1) year period (2027-2028)	% Increase		3.00%		4.00%		8.00%	
		% Decrease		0.00%		0.00%		0.00%	

As-Needed General Construction Services at VARIOUS LOCATIONS				OWEN-AMES-KIMBALL CO		RAM CONSTRUCTION SERVICES OF MI INC		WIELAND CORPORATION DBA WIELAND	
File No. 25028	Original Bid Amount (TOTAL)			\$ 715.00		\$ 626.50		\$ 480.25	
Item Number	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Project Executive	Hourly	1	\$175.00	\$ 175.00	\$140.50	\$ 140.50	\$97.75	\$ 97.75
2	Project Manager	Hourly	1	\$135.00	\$ 135.00	\$120.00	\$ 120.00	\$85.00	\$ 85.00
3	Assitant Project Manager	Hourly	1	\$85.00	\$ 85.00	\$82.00	\$ 82.00	\$68.00	\$ 68.00
4	Administration	Hourly	1	\$75.00	\$ 75.00	\$92.00	\$ 92.00	\$59.50	\$ 59.50
5	Estimator	Hourly	1	\$135.00	\$ 135.00	\$82.00	\$ 82.00	\$85.00	\$ 85.00
6	Superintendant	Hourly	1	\$110.00	\$ 110.00	\$110.00	\$ 110.00	\$85.00	\$ 85.00
	Percentage mark-up on materials and/or supplies.	% Markup		15.00%		10.00%		2.75%	
	Percentage increase or decrease in the contract unit prices that would be necessary at expiration of the first contract for the contract to be renewed for an additional one (1) year period (2026-2027)	% Increase		4.50%		3.50%		4.00%	
		% Decrease		0.00%		0.00%		0.00%	
	Percentage increase or decrease in the contract unit prices that would be necessary at expiration of the first contract for the contract to be renewed for an additional one (1) year period (2027-2028)	% Increase		4.50%		7.00%		4.00%	
		% Decrease		0.00%		0.00%		0.00%	