BOARD AGENDA ITEM

Information/Discussion_____
Future Action_____
Action ___x___

Item: KCTC East and West Mechanical Improvements

Submitted by: Russell Bray Date: ____11/6/26_____

Recommended by: Kevin Philipps KP Board Meeting Date: ____11/16/26_____

RECOMMENDATION:
It is recommended that the Kent ISD School Board approve the purchase and installation of new cooling systems for KCTC East and West, using OAK as Construction Manager and awarding work to the below contractors, for a total of $2,559,273. This amount includes general conditions, builder's risk insurance, preconstruction fee, construction manager fees, and contingency.

	Bid Category	Contractor	Total Award
1	General Trades	Distinctive Group	173,000
2	DDC Controls	Grand Valley Automation	157,669
3	Mechanical/Plumbing	Rite-Way Plumbing and Heating, Inc.	1,675,000
4	Commissioning	NMC Commissioning LLC	4,480
5	Electrical	Frontier Electrical	51,782
6	Card Access	Grand Valley Automation	11,247
	Phasing and Maintaining Systems	Allowance	30,000
	General Conditions	Owen-Ames-Kimball Co.	120,000
	Builders Risk	Owen-Ames-Kimball Co.	5,000
	Preconstruction Fee	Owen-Ames-Kimball Co.	9,843
	CM Fee	Owen-Ames-Kimball Co.	88,591
		Subtotal	2,326,612
	Building Contingency		232,661
		Billing Subtotal	2,559,273

BACKGROUND:

On September 22, 2026, OAK received bids on behalf of Kent ISD for replacement of chillers and associated mechanical equipment for KCTC East and KCTC West. Cooling equipment at KCTC East and West is end-of-life. KCTC East equipment will be replaced winter of 2026-2027. KCTC West equipment will be replaced winter of 2027-2028. This work will be paid for utilizing CTE programs capital project funds.

Attachments:
- OAK Bid Tabulation
- OAK Bid Recommendation
- OAK Bid Award Summary

Kent Intermediate School District
Main Mechanical Improvements
Owen-Ames-Kimball Co. - Construction Manager
Bid Opening on September 22, 2026 at 2:00pm

Bid Category 1 - General Trades

Contractor	Bid Bond	Addendum	Base Bid	Notes
Distinctive Group Inc. (Zeeland, MI)	Y	1,2	$173,000	
Vander Kodde (Wyoming, MI)	Y	1,2	$180,530	
JKB Construction Inc. (Georgetown Township, MI)	Y	1,2	$196,461	

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Bid Category 3 - Mechanical/Plumbing

Contractor	Bid Bond	Addendum	Base Bid	Notes
Rite-Way Plumbing & Heating (Grand Rapids, MI)	Y	1,2	$1,675,000	
Mall City Mechanical, Inc. (Kalamazoo, MI)	Y	1,2	$1,939,000	
Advantage Mechanical Refrigeration, Inc. (Cedar Springs, MI)	Y	1,2	$2,064,500	
Quality Air Heating and Cooling, Inc. (Grand Rapids, MI)	Y	1,2	$2,781,755	

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Bid Category 4 - Commissioning

Contractor	Bid Bond	Addendum	Base Bid	Notes
NMC Commissioning LLC (Byron Center, MI)	C	1,2	$4,480	
Insite Building Management Solutions (Middleville, MI)	C	1,2	$9,200	

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Bid Category 5 - Electrical

Contractor	Bid Bond	Addendum	Base Bid	Notes
Frontier Electrical (Grand Rapids, MI)	Y	1,2	$51,782	
Excel Electric, Inc. (Grandville, MI)	Y	1,2	$59,400	
Windemuller Electric (Wayland, MI)	Y	1	$62,650	
Hillard Electric (Cedar Springs, MI)	Y	1,2	$91,240	
Grand Valley Electrical Svc (Grand Rapids, MI)	Y	1,2	$109,600	
Buist Electric (Byron Center, MI)	Y	1,2	$126,270	
Parkway Electric & Communications, LLC	Y	1,2	$131,875	
Circuit Electric (Byron Center, MI)	Y	1,2	$143,000	
Shoreline Power Services, Inc. (Grand Rapids, MI)	Y	1,2	$190,000	
Polarity Electric Inc. (Holland, MI)	Y	1	$190,289	