



Holland Charter Township

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Memorandum

TO: Board of Trustees

FROM: Steve Bulthuis

DATE: July 14, 2025

SUBJECT: Construction management services – Township Hall East Wing Renovations

The 2025 year of the 2025-2030 Capital Improvement Program calls for security improvements and other renovations to the east wing of the township hall occupied by the Community Development Department. The improvements planned were of a scope and nature that it was decided to retain professional management services.

Staff once again sought the services of Greg Maybury Consulting LLC to help prepare the request for proposals (RFP) for construction management services and to review submittals.

The RFP was sent to three area construction companies that provide management services. Proposals were received from GDK Construction Co. and Lakewood Construction. The proposals revealed the following:

Lakewood Construction

Construction Management Fee – 5% of construction cost

General Conditions and Site Supervision - \$12,100

Schedule – July 27 to December 3

GDK Construction Co.

Construction Management Fee – 5.8% of construction cost

General Conditions and Site Supervision - \$26,065

Schedule – July 18 to January 28

Construction cost estimates in the proposals ranged from \$363,500-\$497,500. Both firms are highly qualified and have done satisfactory work on previous township projects.

Staff is recommending to proceed with the proposal from Lakewood Construction Co. for construction management services based on the above information. Please contact me with any questions.