



Holland Charter Township

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Memorandum

TO: Board of Trustees

FROM: Steve Bulthuis

DATE: August 15, 2026

SUBJECT: Construction management services – Riley Street Fire Station and Public Safety Building Renovation/Expansion

The 2027 year of the 2027-2032 Capital Improvement Program anticipates building improvements at both the Riley Street Fire Station (131 Riley St.) and the Public Safety Building (12169 James St.). At the Riley Street Fire Station, proposed improvements include: dorm rooms, locker room, changing rooms/showers/restrooms, administrative offices, full kitchen/eating area, fitness area and storage improvements. At the Public Safety Building proposed improvements include a garage, evidence room, break room, sergeant's office, lieutenant's office, conference room, fitness room and parking lot enhancements.

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 and Lakewood Construction. The proposals revealed the following:

1. Architecture/Engineering and Consultant expenses:

- a. GDK Construction \$121,500
- b. Lakewood Construction \$100,955

Costs include such items as preconstruction, architecture, civil engineering, structural engineering, interior design, etc.

2. Construction Management (CM) Fee and General Conditions:

- a. GDK Construction 4.5%
- b. Lakewood Construction 8.0%

Note: Lakewood Construction's CM Fee did **not** include certain items that were included in GDK's CM Fee. This added \$42,850 to Lakewood Construction's General Conditions expense.

3. CM Fee impact based on a construction cost range of \$2.5M to \$3.0M:

- a. GDK Construction 4.5% x construction cost = \$112,500-\$135,000
- b. Lakewood Construction 8.0% x construction cost = \$200,000-\$240,000 + Project Engineer

The above factors gave the cost advantage to GDK Construction in the range of \$105,000-\$107,000.

Since both firms are equally qualified in terms of project experience and the team they proposed to conduct the project, it is recommended to proceed with the proposal from GDK Construction for construction management services based on the above information. Please contact me with any questions.