

PLYMOUTH
ELEMENTARY
SCHOOL

Proposal

09/23/2025

Midland Public Schools

Proposal for Facility Assessment and Pre-Bond/Planning & Communication Services



Let's Work Together



K-12 schools strive to be safe, engaging, and inclusive environments where all students can learn and thrive. But a lot goes into making that happen: keeping classrooms and facilities updated and secure, adapting curriculums and tools to meet ever-changing student needs, building trust with your community—and, not to mention, securing the bonds and funds to make these updates possible.

We help school districts like yours combine their resources to create enriching environments that inspire educators and students alike. We specialize in looking at the big picture to solve problems so you can focus on what really matters: helping your students learn at their highest level.

We are excited about the opportunity to partner with Midland Public Schools on the upcoming bond and support your mission to inspire academic excellence in supportive, engaging environments. Working alongside Clark Construction Company and Three Rivers Corporation, we are looking forward to equipping students for lifelong learning at Midland Public Schools.



Kevin T. Bouchey

Kevin Bouchey
Client Leadership
GMB

Becky Timberlake

Becky Timberlake
Vice President
Clark Construction

Thom Laney

Thom Laney
Director of Commercial
Services
Three Rivers Corporation

Executive Summary



We know that Midland Public Schools is committed to providing safe, modern, and quality learning environments for the more than 7,400 students within the community. As we look ahead to your future bond proposal, GMB has strategically partnered with Clark Construction and Three Rivers Corporation to ensure a thorough facility assessment is achieved, guide the development of a strategic road map for district improvements, and support the community engagement necessary for the best chance of a positive bond outcome. This planning process will be essential to addressing aging infrastructure, aligning improvements with your strategic goals, and ensuring that every facility supports student success.

Our team understands that this work is about more than identifying facility needs; it's about building trust and clarity with your community. We are committed to transparency, openness, and consistent processes throughout bond planning, helping ensure that staff, parents, and community members not only have a voice in the process but also a clear understanding of the outcomes. We will work collaboratively alongside your staff, stakeholders, and community members to establish clear priorities, feasible timelines, and cost estimates. The outcomes will be a long range plan and future bond that not only address today's challenges but also create lasting impact for future generations of Midland students.

Why Choose Our Team?

Connections that count - Between GMB, Clark Construction, and Three Rivers Corporation, our project team is deeply connected to Midland; some of us own businesses, have deep roots, grew up here, are raising families here, or have deep ties to other projects in the community. We know how important locality is, which is why we've assembled a team that not only understands Midland but is also invested in seeing its students thrive.

Bond planning & community engagement - In the last 50 years, we have helped districts pass over 185 bond issues between GMB and Clark Construction. GMB has also worked with Clark Construction on multiple bond projects, including Grand Ledge Public Schools, Potterville Public Schools, and DeWitt Public Schools. Our bond campaign communication specialists will work together to lead you through the process from planning to election day. Our communications team will build a custom plan to help engage your community, understand their priorities, and build a tailored campaign to engage with voters leading up to the bond election.

Passionate partners, one purpose - GMB, Clark Construction, and Three Rivers Corporation will combine their strengths to maximize the success of a bond proposal that benefits Midland Public Schools students. With deep community connections, proven experience, and a fully invested project team, we take the time to listen, learn, and understand your district's unique needs. Our unified team brings shared understanding, clear communication, and collective accountability to every phase of the process—from visioning and pre-bond planning to campaign support and design. Together, we create solutions that reflect the Midland community and move education forward.

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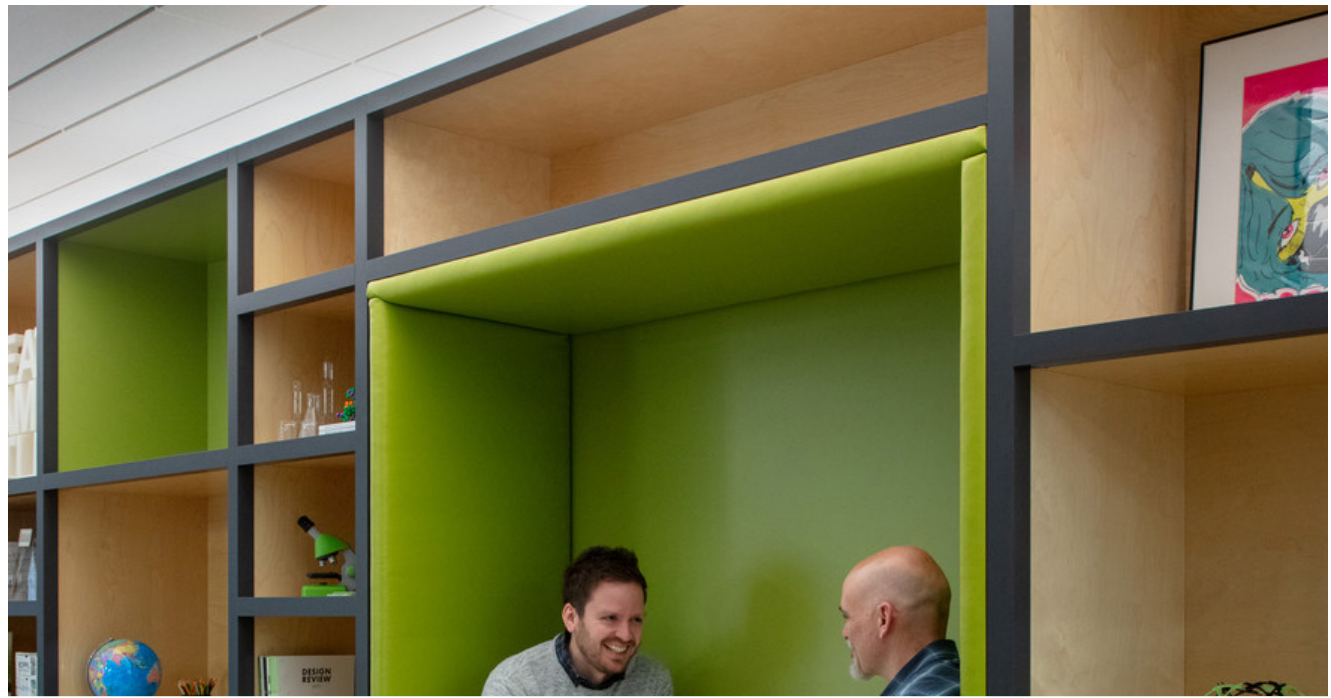
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Firm Overviews



Who We Are

Name of Firm

GMB Ecosystem of Teams

Contact Information

Kevin Bouchey
Client Leadership
kevinb@gmb.com
269.760.6144

Year Established

1968

Addresses

Our integrated team provides services to schools and universities around buildings & brands – planning, architecture, engineering, branding, and enrollment marketing services. We serve transformational educators all across the United States from our five learning hub locations in Michigan, Indiana, and South Carolina.

Royal Oak Hub

1041 South Main Street,
Suite 200
Royal Oak, MI 48067

Indianapolis Hub

617 E. North Street,
Suite 100
Indianapolis, IN 46204

Grand Rapids Hub

555 4th Street NW
Grand Rapids, MI 49504

Greenville Hub

504 Rhett Street
Greenville, SC 29601

Holland Hub

85 East Eighth Street,
Suite 200
Holland, MI 49423



Who We Are

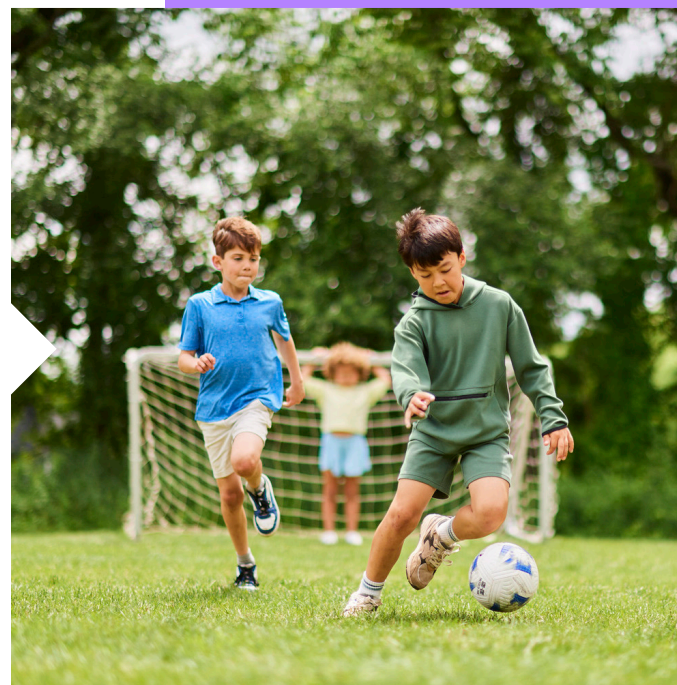
Abundance in education

Today, we have access to more information and resources than any generation before us. The question is: how can we leverage those resources and collaborate to create a world of abundance? By partnering with your team, we address the needs of your buildings and brands, so you can stay focused on what matters most—your students.

We've redefined what it means to support educational clients by integrating planning, architecture, engineering, and marketing into a cohesive service offering. These interconnected disciplines reflect our belief in an abundance mindset—a philosophy that drives us to deliver innovative, integrated solutions that support a sustainable and equitable future for education.

Our approach is tailored to the multifaceted needs of schools and universities. By combining expertise in marketing and branding, architecture and engineering, and building performance, we deliver comprehensive solutions that enhance learning environments. Beyond these core services, we've built exclusive partnerships with companies uniquely aligned with the mission of supporting educational institutions. From safety and security planning to sustainable building practices and professional training, our network of passionate collaborators shares a common goal: student success.

This integrated approach to buildings and brands is rooted in our abundance mindset. We understand that truly supporting educational institutions requires solutions that address every dimension of their growth and success. As an Ecosystem of Teams, we harness the interconnected resources and knowledge at our disposal to amplify the impact of our collective efforts.



Team of Teams

Our Team

GMB is made up of various disciplines that work together to provide a team-based client experience. This interconnected experience is not a separate group of services or professionals but rather a team that works together to provide solutions to help you place learners in environments where they can thrive.



42	Architects & Technicians
19	Client Experience
32	Mechanical Engineers & Designers
10	Electrical Engineers & Designers
14	Structural Engineers
10	Civil Engineers
01	Commissioning Engineer
13	Interior Designers
10	Landscape Architects
08	Construction Administrators
08	Project Coordinators
02	Educational Planners
06	Creative Designers & Copywriters
11	Marketing Strategists
20	Support Staff

Our Strategic Partners

We're big on the idea of helping you achieve more: providing more perspectives, more resources, and more opportunities with integrated services that allow us to tackle multiple challenges at once. A key way we achieve this is through our partnerships.

We've curated exclusive relationships with industry experts who share our dedication to collaboration, education, and student success. Working together, we're able to bring a diverse range of skill sets and shared knowledge that allow us to nimbly identify and overcome your challenges with ease and efficiency.



Building Performance



Safety & Security



FIRM NAME Clark Construction Company

YEAR ESTABLISHED 1946

ADDRESSES

HQ
3535 Moores River Drive
Lansing, MI 48911

Southeast Michigan
2660 Superior Ct.
Auburn Hills, MI 48326

West Michigan
146 Monroe Center St. NW
Suite 610
Grand Rapids 49503

Northern Michigan
3432 US-23 S
Alpena, MI 49707

CONTACT INFORMATION **Becky Timberlake**
Vice President
rtimberlake@clarkcc.com
248.763.8838

Clark Construction Company is a full-service commercial construction firm with a 79-year legacy of delivering high-quality projects across Michigan. We are known for our strategic approach to complex, community-focused developments and our ability to lead through every phase of project delivery. As a third-generation, family-owned business, Clark is deeply rooted in the communities we serve and remains committed to projects that create lasting value.

Our experience spans higher education, hospitality, campus infrastructure, and adaptive reuse projects. We understand how to transform existing facilities into modern, flexible environments that support evolving programmatic needs. Clark has successfully delivered similar academic renovations and hospitality upgrades throughout Michigan and brings the specialized knowledge required to manage live campus construction with care and precision.

BY THE NUMBERS

\$750M

ANNUAL REVENUE

AMONG TOP

200

CONTRACTORS IN
THE U.S. BY ENR

ZERO

LITIGATION WITH AN
OWNER — EVER

6X

CRAIN'S BEST PLACES TO WORK
MULTI-YEAR WINNER

2020 • 2021 • 2022 • 2023 • 2024 • 2025

\$250M

BONDING CAPACITY
SINGLE PROJECT

\$900M

BONDING CAPACITY
AGGREGATE

400+

FULL-TIME
EMPLOYEES



Who We Are

Three Rivers Corporation is a full-service construction company built on a philosophy of trust, quality, and community impact. For nearly 50 years, we've partnered with clients across Michigan to deliver projects that reflect our values of Respect for People, Integrity, Safety, and Excellence. With an integrated team of builders, designers, and skilled trades, we provide solutions that go beyond bricks and mortar, creating spaces that serve people for generations.

Office Locations

Midland, MI – Headquarters

Saginaw, MI – Regional Office

Contact Information

Thom Laney

Director of Commercial Services

tlaney@trccompany.com

History

Founded in 1976 in Midland, Michigan, Three Rivers has grown from a local contractor into one of Michigan's most respected builders. Our legacy is rooted in long-standing client relationships, award-winning safety, and a proven ability to deliver complex projects on time and within budget.

Safety: 7-time ABC National Safety Pinnacle Award Winner (2016, 2019-2024)

Accredited Quality Contractor: 2022–2025

Services

Construction Management: Transparent, collaborative leadership from preconstruction through closeout.

Design-Build: Single-source accountability with in-house architecture through Three Rivers Design.

General Contracting: Skilled execution with strong subcontractor partnerships.

Self-Perform Trades: Carpentry, concrete, HVAC, plumbing, structural steel, casework, and more.



MyMichigan Health Heart & Vascular Center



Dow BBC HR Restack



Midland County ESA



Section



> 02

Proposed Team



Your Team

The core leadership team members will be your main points of contact through the duration of the facilities assessment, bond planning, and design and construction phases. GMB will lead the facilities assessment effort with Midland Public Schools. Clark Construction will be responsible for cost estimating. Three Rivers Construction will support the effort with their deep knowledge of the Midland community and local construction market.

Core Leadership



Kevin Bouchey
Client Leadership
GMB



Becky Timberlake
Project Executive/Vice
President
Clark Construction



Thom Laney
Director of
Commercial Services
Three Rivers Corporation



Steven Gunther
Project Leadership
GMB



Kenny Babinski
Senior Project Manager
Clark Construction



Rick Parker
Senior Project Manager
Three Rivers Corporation



Nandita Mishra
Educational Planning
GMB



Paul Bemis
Bond Campaign Specialist
Clark Construction



Jen Huebel
Bond Campaign
Communications
Clark Construction



Brady Mills
Bond Campaign
Communications
GMB



Jordan Ly
Graphic Design
GMB



Bill Cox
Lead Estimator
Clark Construction



Alex Stuckey
Architecture
GMB



Toby DallaSanta
Mechanical Engineering
GMB



Andrew Bourgois
MEP Estimator
Clark Construction



Kendall Beck
Civil Engineering
GMB



Jorge Benitez
Electrical Engineering
GMB



Matt Owens
Structural Engineering
GMB



Chris Markham
Landscape Architecture
GMB



Amy Broersma
Playground Inspection
GMB



Emily Grotz
Interior Design
GMB



Savannah Nahodil
Estimating Technician
Clark Construction



Jason Russell
Safety & Security
SEC



Gary Smith
Construction Administration
GMB



Brian Hawkins
Architectural Senior
General Superintendent
Three Rivers Corporation

The team identified above will guide Midland Public Schools throughout the design and construction process once a successful bond is passed.



GMB

Kevin Bouchey

Client Leadership / CGD, CPTED

Kevin brings over 16 years of experience in serving districts throughout Michigan managing more than half a billion dollars worth of bond work. As your Client Lead, he will serve as the primary connection point between you and our internal team, facilitating collaboration and ensuring seamless project execution. Born and even married in Midland, Kevin is excited to give back to the community that shaped him.



Clark Construction

Becky Timberlake

Project Executive/Vice President

As Project Executive, Becky will provide pre-bond phase leadership to ensure accomplishment of the expected program results. Becky will assure that a partnering approach is maintained between all team members. She will continuously monitor program status and provide guidance to the Clark/Three Rivers team.

Relevant Experience

Midland Public Schools*
Adrian Public School District*
Anchor Bay School District*
Ann Arbor Public Schools
Avondale School District*
Benzie Central Schools*
Berkley School District*
Bloomfield Hills Schools
Chelsea School District*
Dansville Schools
Davison Community Schools*
Flushing Community Schools*
Grand Rapids Public Schools*
Gull Lake Community Schools*
Hartford Public Schools*
Holt Public Schools
Howell Public Schools*

Imlay City Community Schools*
Linden Community Schools*
Livonia Public Schools*
Manchester Community Schools
Mattawan Consolidated Schools*
Mt. Pleasant Public Schools*
Novi Community School District*
Oakland Schools*
Pottersville Public Schools
Redford Union Schools*
Richmond Community Schools*
Romeo Community Schools*
Saline Area Schools*
Stockbridge Community Schools*
St. Johns Public Schools

**while with another firm*

Relevant Experience

Ferndale Public Schools
Huron Valley Schools
Dearborn Public Schools
DeWitt Public Schools
Grand Rapids Public Schools
Saline Area Schools
Livonia Public Schools
Airport Community Schools
Detroit Public Schools
Birmingham Public Schools
Fitzgerald Public Schools
Warren Consolidated Schools
Chelsea School District
Howell Public Schools
Brighton Area Schools
Washtenaw ISD High Point School
Lincoln Consolidated Schools

Trenton High School
Oakland Schools
Cranbrook Educational Community
Harper Creek Community Schools
Portland Public Schools
Warren Woods Public Schools
Flint Community Schools
Morenci Area Schools

Education & Registration

Master of Science in Construction Management

Eastern Michigan University

Bachelor of Science in Architecture

Lawrence Technological University

Affiliations

International Ground Source Heat Pump Association

Michigan School Business Officials

Certified Geothermal Designer (CGD)

International Ground Source Heat Pump Association

U.S. Green Building Council

Education

Bachelor of Science in Construction Engineering

Western Michigan University

Certifications

OSHA-30 Certified



Three Rivers Corporation

Thom Laney

Director of Commercial Services

With over 34 years of experience, Thom has a proven track record of successfully leading projects from initiation to completion. Thom is proficient in all aspects of the project cycle with a strong focus on project team coordination and effective communication.

Relevant Experience

Midland County ESA
Midland County
Midland First United Methodist Church
Midland's Open Door
PACE Southeast Michigan
Center City Lofts—Midland
The H Residences—Midland
Grace A. Dow Memorial Library
Mackinac Public Schools
Mid Michigan College
Northwood University
Saginaw Valley State University
Wexford-Missaukee ISD

Education & Registration

Bachelor of Science in Architectural Engineering
Lawrence Technological University



GMB

Steven Gunther

Project Leadership / PE, LEED GA

As your Project Lead, Steven will guide each phase of the project to ensure clarity, coordination, and success from kickoff to completion. He will manage scope, scheduling, and deliverables while fostering strong collaboration amongst the GMB, Clark, and Three Rivers Team. Steven currently lives in Midland with his family.

Relevant Experience

Midland Public Schools*
Ann Arbor Public Schools*
Benzie Central Schools*
Berkley Schools*
Birmingham Public Schools
Clarkston Community Schools
Clinton County RESA
Fenton Area Public Schools*
Flint Cultural Center Academy*
Forest Hills Public Schools
Frankenmuth School District*
Frankfort-Elberta Area Schools
Grand Haven Area Public Schools
Grand Rapids Public Schools*
Grosse Pointe Public School System*
Jenison Public Schools
Kentwood Public Schools*
KIPP Public Charter Schools*
Lake Orion Community Schools
Lakeville Community Schools*
Lansing School District*
Mount Pleasant Public Schools*
Novi Community School District*
Saline Area Schools*
Tri-County Area Schools*
Warren Woods Public Schools*
Woodhaven-Brownstown School District

Education & Registration

Master of Science in Architectural Engineering
Lawrence Technical University

Professional Engineer
Michigan

Affiliations

U.S. Green Building Council Michigan
Leadership Advisory Board

LEED Green Associate
U.S. Green Building Council

American Society of Heating,
Refrigerating, and Air-Conditioning
Engineers (ASHRAE)



Clark Construction

Kenny Babinski

Senior Project Manager

Kenny's overall planning and direction will provide guidance to our team while also ensuring that our communication with Midland Public Schools is transparent, productive, and solutions-oriented. Kenny's primary focus is to ensure our team delivers project excellence and that the client's project value and program is realized to its full potential.

Relevant Experience

Greater Midland Community Center
 West Branch Rose CItY Area Schools
 Muskegon Community College, Health and Wellness Center
 Muskegon Community College, Arts and Humanities Renovation
 Muskegon Community College, Downtown Center
 VanDyk Mortgage Convention Center
 State of Michigan, George W. Romney Building
 Great Lakes Energy Operations Office
 The Dow Chemical Company, Stoesser Center Renovation Project
 The Dow Chemical Company, Corteva, Office and Health Center
 The Dow Chemical Company, 2010 Building Renovation

Education

Bachelor of Science in Construction Management
Ferris State University



Three Rivers Corporation

Rick Parker

Senior Project Manager

Rick combines his background in architecture with his expertise in construction management to deliver successful projects from concept to completion. Since joining Three Rivers in 2008, he has guided clients through the design-build process with a focus on collaboration, technical detail, and quality execution.

Relevant Experience

Mid Michigan College
 Northern Michigan Child Assessment Center
 Central Michigan University
 Dow Diamond
 Greater Midland Tennis Center
 Midland Country Club
 MyMichigan Health
 PACE Central Michigan
 Region VII Area Agency on Aging
 Ellsworth Place—Midland
 The H Residences—Midland

Education & Registration

Bachelor of Science in Facilities Management
Ferris State University

Associate in Applied Sciences in Architecture
Ferris State University



GMB

Nandita Mishra

Educational Planning / AIA, ALEP, LEED® AP

Nandita will guide your team through strategic planning, facility visioning, and project development, ensuring solutions align with your programmatic goals and community needs backed by 28 years of experience. With a son and daughter-in-law just moving to Midland, Nandita is looking forward to supporting the district.



Clark Construction

Paul Bemis

Bond Campaign Specialist

Paul has specialized in bond campaign management and support for school districts and municipalities and has formed teams that have successfully passed and organized bond proceeds in Michigan and Ohio; totaling over \$2 billion in the past decade.

Relevant Experience

Anchor Bay School District*
Ann Arbor School District*
Brighton Area Schools*
Columbus City Schools*
Detroit Country Day School*
Detroit Public Schools*
East China School District*
Greater Clark County Schools*
Haslett Public Schools*
Manchester Community Schools*
Northville Public Schools*
Olentangy Local School District*
Pinckney Community Schools*
Plymouth-Canton Community Schools*

Port Huron Area School District*
Saline Area Schools*
South Redford School District*
Troy School District*
Walled Lake Consolidated District*
West Bloomfield Public Schools*
Westwood Community School District*

**while with another firm*

Relevant Experience

Adrian Public Schools
Airport Community Schools
Ann Arbor Public Schools
Berkley School District
Birmingham Schools
Brandon School District
Brighton Schools
Chelsea School District
Comstock Park Schools
Dundee Community Schools
East Lansing Public Schools
Fraser Public Schools
Ferndale Public Schools
Grand Ledge Public Schools
Greenville Public Schools

Lapeer Community Schools
Milan Area Schools
Monroe Public Schools
Morenci Public Schools
Okemos Public Schools
Owosso Public Schools
Oxford Community Schools
Portland Public Schools
Pottersville Public Schools
Saline Area Schools
Southgate Community Schools
Utica Community Schools
Van Dyke Public Schools
Warren Woods Public Schools
Yale Public Schools

Education & Registration

Master of Science in Interior Design
Virginia Polytechnic Institute and State University

Bachelor of Architecture
Maharashtra State Board

Affiliations

American Institute of Architects (AIA)
Accredited Learning Environment Planner
U.S. Green Building Council

Education & Registration

Attended Ferris State University and Macomb Community College

Affiliations

Michigan Association of Superintendents & Administrators
Michigan Association of School Boards
Michigan School Business Officials



Clark Construction

Jen Huebel

Bond Campaign Communications / CPSM

Jen is an experienced marketer with over 20 years of experience in the industry. She's worked with K-12 clients on bond programs for 15 years to develop marketing and digital strategies. She specializes in developing creative marketing, graphic design, print design, and presentation design. She is also fluent in social media platforms and brand development.



GMB

Brady Mills

Bond Campaign Communications

Brady has combined his passion for education and desire to impact communities through marketing and communications in his role at GMB. Brady will work with your team to tailor communication materials and messaging for a successful bond issue.

Relevant Experience

Greater Midland Community Center
Ann Arbor Public Schools
Airport Community Schools
Bath Community Schools
Berkley School District
Bloomfield Hills School District
Brighton Area Schools
Chelsea School District
East Lansing Public Schools
Ferndale Public Schools
Greenville Public Schools
Huron Valley Public Schools
Monroe Public Schools
Morenci Public Schools
Portland Public Schools

Pottersville Public Schools
Saline Area Schools
Shelbyville Public Schools
Warren Woods Public Schools
West Branch Rose City Schools

Relevant Experience

Cassopolis Public Schools
Central Montcalm Public Schools
Delton Kellogg Schools
Forest Hills Public Schools
Grand Haven Area Public Schools
Ionia Public Schools
Jenison Public Schools
Kenowa Hills Public Schools
Lake Orion Community Schools
Mason Public Schools
St. Johns Public Schools
Plainwell Community Schools

Education & Registration

Bachelor of Business Administration in Marketing
Western Michigan University

Master of Fine Arts in Interior Architecture
Lawrence Technological University

Certifications

Certified Professional Services Marketer (CPSM)

Education & Registration

Bachelor of Arts in Advertising & Public Relations
Grand Valley State University

Bachelor of Arts in Public & Nonprofit Administration
Grand Valley State University

Affiliations

Stanford University Innovation Fellows



GMB

Jordan Ly

Graphic Design

Jordan leads the creation of visually compelling print, digital, and environmental graphics that support your district's branding, marketing, and communications efforts. From developing bond campaign materials to refining logos, colors, and typefaces, he will ensure your collateral resonates clearly with students, families, and community stakeholders.

Relevant Experience

Cedar Springs Public Schools
Clarkston Community Schools
Comstock Public Schools
Delton Kellogg Schools
DeWitt Public Schools
Dundee Community Schools
East Grand Rapids Public Schools
East Lansing Public Schools
Fennville Public Schools
Ferndale Public Schools
Forest Hills Public Schools
Frankfort-Elberta Area Schools
Grand Ledge Public Schools
Grandville Public Schools
Hamilton Community Schools
Holland Public Schools

Holly Area Schools
Holt Public Schools
Holton Public Schools
Hudsonville Public Schools
Ionia Public Schools
Kenowa Hills Public Schools
Kentwood Public Schools
Lake Orion Community Schools
Lakeview Community Schools
Lakeview School District
Ludington Area School District
Mason Public Schools
Plainwell Community Schools
Pottersville Public Schools
Rockford Public Schools
Saugatuck Public Schools

Education & Registration

Bachelor of Fine Arts in Graphic Design
Grand Valley State University



Clark Construction

Bill Cox

Lead Estimator

Bill Cox is a dynamic and solutions-driven Senior Estimator/Planner with over 15 years of experience leading pre-construction efforts on education projects. With a background in both operations and estimating, Bill will use discoveries from the facilities assessment to model costs early from conceptual diagrams, design narratives, or directly from the BIM environment.

Relevant Experience

Dow Chemical Company
Project Galileo
Central Michigan University
Merrill Dining Hall Renovations
Washington Commons Residential Community
Biosciences Research Building
Student Events Center Expansion/Renovation
Anspach Hall Renovations
Beaver Island Mesocosm Project
Eastern Michigan University
Sill Hall Renovations and Additions
Ferris State University
Program Management Projects

Mott Community College
Prahl Hall Renovations and Additions
Events Center
North Central Michigan College
Campus Master Plan Project
Health Education and Science Center
University of Michigan
Student and Faculty Housing

Education & Registration

Bachelors in Construction Management
Michigan State University

Masters in Construction Management
Eastern Michigan University



Alex Stuckey

Architecture / AIA

With 12 years of experience at GMB, Alex brings a wealth of knowledge to our team and your projects. Alex will support the assessment process and lead the design of innovative and inspiring educational spaces that support modern learning while meeting functional and aesthetic goals.

GMB

Relevant Experience

DeWitt Public Schools
Dundee Community Schools
East Lansing Public Schools
Elk Rapids Public Schools
Forest Hills Public Schools
Grand Ledge Public Schools
Holland Christian Schools
Hudsonville Public Schools
Ionia County ISD
Rockford Public Schools
Saugatuck Public Schools
St. Mary's Catholic School
West Ottawa Public Schools
Zeeland Christian Schools

Education & Registration

Master of Architecture
Judson University

Registered Architect
Michigan

Bachelor of Architecture
Judson University

Affiliations

American Institute of Architects (AIA)



Toby DallaSanta

Mechanical Engineering / PE

Toby brings over seven years of experience in designing and implementing mechanical systems that ensure operational efficiency and comfort for campus buildings. Toby will be heavily involved in the facilities assessment process and lead the HVAC, plumbing and piping, and fire protection design and coordinate the project outcomes with your standards and expectations.

GMB

Relevant Experience

Birmingham Public Schools
Clinton County RESA
Clarkston Community Schools
Frankfort-Elberta Area Schools
Forest Hills Public Schools
Fowler Public Schools
Grand Haven Area Public Schools
Grand Ledge Public Schools
Hudsonville Public Schools
Ionia Public Schools
Lake Orion Community Schools
Ottawa Area ISD
South Haven Public Schools
Woodhaven-Brownstown School District
Wyoming Public Schools

Education & Registration

Bachelor of Science in Engineering - Mechanical Concentration
Calvin University

Professional Engineer
Michigan

Affiliations

American Society of Heating, Refrigerating, and Air-Conditioning Engineers (ASHRAE)



Andrew Bourgois

MEP Estimator

Andrew has over 15 years of construction estimating experience. Andrew will create budgetary construction estimates for MEPFP systems from concept through all phases of development of the bond program.

Clark Construction

Relevant Experience

Grand Ledge Public Schools
Ludington Area School District
Shelby Public Schools
Lansing School District
Benzie County Schools
Sparta Area Schools
Newaygo Public Schools
Okemos Public Schools
Grand Rapids Public Schools
Mason Public Schools

Education & Registration

Bachelor of Science Degree in Construction Management

Ferris State University

Certifications

OSHA 30-Hour Certification



Kendall Beck

Civil Engineering / PE

With over 30 years of experience, Kendall is a civil engineer with a strong background in designing site solutions that enhance educational environments. Kendall will help conduct and review facility assessment results and coordinate site infrastructure to ensure safe, accessible, and functional sites.

GMB

Relevant Experience

Algoma Christian Schools*
Constantine Public Schools*
Delton Kellogg Schools
DeWitt Public Schools
Ferndale Public Schools
Grand Ledge Public Schools
Hamilton Community Schools
Holland Public Schools
Holly Area Schools
Holt Public Schools
Jenison Public Schools
Kenowa Hills Public Schools
Kentwood Public Schools
Lake Orion Community Schools
Mason Public Schools

Marshall Public Schools*
Plainwell Community Schools
Rockford Public Schools
Three Rivers Community Schools
West Ottawa Public Schools
Woodhaven-Brownstown School District
Wyoming Public Schools

**while with another firm*

Education & Registration

Bachelor of Science in Electrical Engineering

Calvin University

Licensed Professional Engineer

Michigan

Affiliations

American Society of Civil Engineers

National Society of Professional Engineers



GMB

Jorge Benitez

Electrical Engineering / PE

Jorge has extensive experience designing systems that enhance safety, comfort, and learning in educational facilities. He will analyze the current lighting, power, and technology system designs to ensure they are reliable, energy-efficient, and tailored to the needs of your education spaces.

Relevant Experience

Comstock Public Schools
Comstock Elementary Remodel
Delton Kellogg Schools
Dundee Community Schools
Ferndale Public Schools
Hamilton Community Schools
Holly Area Public Schools
Hudsonville Public Schools
Jenison Public Schools
Kenowa Hills Public Schools
Kentwood Public Schools
Rockford Public Schools
Saugatuck Public Schools
West Ottawa Public Schools

Education & Registration

Bachelor of Science in Engineering - Electrical
Hope College

Licensed Professional Engineer
Michigan



GMB

Matt Owens

Structural Engineering

Matt has a wide breadth of project experience within structural engineering which allows him to bring creative solutions to any design. He will assist with the facilities assessment using his knowledge of how structures can be used as a design element that enhance the overall experience of a space.

Relevant Experience

Birmingham Public Schools
Clarkston Community Schools
Dundee Community Schools
Ferndale Public Schools
Fowler Public Schools
Holland Public Schools
Holly Area Schools
Lake Orion Community Schools
Pottersville Public Schools
Thornapple Kellogg Schools
West Ottawa Public Schools
Woodhaven-Brownstown School District

Education & Registration

Bachelor of Science in Civil Engineering
Structural Engineering Concentration
Michigan State University



GMB

Chris Markham

Landscape Architecture / LLA

Chris has a deep passion and expertise for designing accessible and inclusive outdoor spaces for students of all abilities. He will work with your team to create outdoor environments that integrate natural features, recreational areas, and site infrastructure to create spaces that support learning and play.



GMB

Amy Broersma

Playground Inspection / CPSI, ASLA

For 27 years, Amy has created quality outdoor spaces for students to enjoy at school. As a Certified Playground Safety Inspector, Amy will work alongside Chris to make sure all decisions comply with standard safety rules and regulations.

Relevant Experience

Bangor Public Schools
Brandon Public Schools*
City of Marquette*
Clarkston Community Schools
Dansville Schools
Jenison Public Schools
Hamilton Community Schools
Holt Public Schools
Kenowa Hills Public Schools
Kent City Public Schools*
Lake Orion Public Schools*
Grand Ledge Public Schools
Mona Shores Public Schools*
Muskegon Community Schools*
Reeths Puffer Public Schools*

South Haven Public Schools
Thornapple Kellogg Schools
West Ottawa Public Schools*

**while with another firm*

Relevant Experience

Allendale Public Schools
Birmingham Public Schools
Clarkston Community Schools
Comstock Public Schools
Cranbrook Schools
DeWitt Public Schools
Delton Kellogg Schools
Forest Hills Public Schools
Grandville Public Schools
Greenville Public Schools
Hamilton Community Schools
Holly Area Schools
Holt Public Schools
Holton Public Schools
Hudsonville Public Schools

Ionia County ISD
Kenowa Hills Public Schools
Kentwood Public Schools
Lakeview School District
Lake Orion Community Schools
Ludington Area School District
Mason Public Schools
Plainwell Community Schools
Rockford Public Schools
Saline Area Schools
Saugatuck Public Schools
Sparta Area Schools
Thornapple Kellogg Schools
Three Rivers Community Schools
Watervliet Public Schools

Education & Registration

Bachelor of Landscape Architecture
Ball State University

Licensed Landscape Architect
Michigan

Education & Registration

Bachelor of Landscape Architecture
Michigan State University

Associate of Architectural Technology
Ferris State University

Affiliations

American Society of Landscape Architects
Certified Playground Safety Inspector



GMB

Emily Grotz

Interior Design / NCIDQ, IIDA

Emily will work closely with the entire team to create inspiring atmospheres for students, teachers, and administrators. She will select materials and finishes for your facilities along with coordinating the fixtures, furniture, and equipment design.



Clark Construction

Savannah Nahodil

Estimating Technician

As the Estimating Technician, Savannah will work closely with Bill and Andy to maintain updated cost databases, track market trends, and contribute to value engineering efforts, ensuring the bond program remains within budget while meeting Midland's expectations for quality and efficiency.

Relevant Experience

Birmingham Public Schools

Interior Design for 2020 Bond Issue

Clarkston Community Schools

Interior Design for 2022 Bond Issue

Holly Area Schools

Interior Design for Holly High School Renovations and Cafeteria Upgrades

Lakeview School District

Interior Design for 2021 Bond Issue

Plainwell Community Schools

Interior Design for 2019 Bond Issue

Pottersville Public Schools

Interior Design for 2021 Bond Issue

Shelby Public Schools

Interior Design for 2021 Bond Issue

Relevant Experience

East Lansing Public Schools

Grand Ledge Schools

Portland Public Schools

Grand Ledge Schools

Airport Community Schools

Grand Rapids Public Schools

Pottersville Public Schools

Huron Valley Schools

Ferndale Public Schools

Warren Woods Public Schools

Dewitt Public Schools

Education & Registration

Bachelor of Science in Interior Design

Central Michigan University

NCIDQ Certificate Holder

International Interior Design Association (IIDA)

Education & Registration

Bachelors of Science in Astrophysics

Central Michigan University



Jason Russell

Founder and President

As president of SEC, Jason leads a team of former federal law enforcement agents, police officials, and military specialists, in delivering White House-level threat assessment and protection to schools and businesses. Jason will support the Midland team by serving as the conduit through which all safety and security-related decisions are made.

Secure Environment Consultants

Relevant Experience

Ann Arbor Public Schools
 Battle Creek Lakeview School District
 Billings Mt Public Schools
 Caledonia Community Schools
 Clarkston Community Schools
 Forest Hills Public Schools
 Lake Orion Community Schools
 Novi Community School District
 Northville Public Schools
 Rochester Community Schools
 Rockford Public Schools
 Saline Area Schools
 Sparta Area Schools
 Warren Woods Public Schools
 West Bloomfield School District

Education & Registration

Master of Criminal Justice and Security Management
Michigan State University

Bachelor of Science in Criminal Justice
Western Michigan University



Gary Smith

Construction Administration

Gary will be on-site frequently during the facilities assessment and construction, leveraging his more than 30 years of experience in ground-up and renovation projects. Serving as a key liaison between contractors, design teams, and school stakeholders, he manages quality control, monitors progress, and addresses on-site challenges.

GMB

Relevant Experience

Birmingham Public Schools
 Dundee Community Schools
 Ferndale Public Schools
 Lake Orion Community Schools
 Woodhaven-Brownstown School District

Education & Registration

**Bachelor of Science in
 Construction Management**
Ferris State University

**Associate of Applied Science in
 Civil Engineering**
Michigan Technological University

State of Michigan Builder License
Construction Trades

**State of Michigan Teaching
 Certificate (CTE)**
Construction Trades



Three Rivers Corporation

Brian Hawkins

Architectural Senior General Superintendent

As a Senior General Superintendent, Brian oversees construction activities on all projects, ensuring they are completed safely, within schedule and budget, and consistent with the company's policies and procedures. He collaborates closely with project managers, subcontractors, and other stakeholders to ensure successful project delivery.

Relevant Experience

Midland County ESA
Midland Public Schools
Bay-Arenac ISD
Bay City Central High School
Beal City Public Schools
Breckenridge Community Schools
Clare-Gladwin RESD
Coleman Community Schools
Harrison Community Schools
Hillman Community Schools
Mackinac City Public Schools
Meridian Public Schools
Merrill Community School District
West Branch Rose City Area Schools
Wexford-Missaukee ISD

Alma College
Central Michigan University
Delta College
Mid Michigan College
Northwood University
Saginaw Valley State University

Education & Registration

Project Manager Certification
Clemson University

Estimating, Scheduling and Managing Project Performance Certification
University of Wisconsin

Carpentry
Greater Michigan Construction Academy





Approach & Methodology

Building Trust and Shaping the Future

Midland Public Schools stands at an important crossroads. The community has made it clear they want safe, modern, and future-ready schools, but they also expect transparency, fiscal responsibility, and a process that reflects their voices. After the recent bond proposal, the next step isn't starting over, but moving forward while building clarity, strategy, and trust.

Together, GMB, Clark Construction, and Three Rivers Corporation bring the experience, local commitment, and proven track record needed to guide Midland Public Schools through this second chance. Our integrated approach combines rigorous facility and educational programming assessments with a campaign strategy designed to align community priorities, staff needs, and student opportunities. We don't just measure conditions—we connect the data to your educational vision, show the long-term stewardship behind every investment, and translate priorities into a clear, community-driven plan.

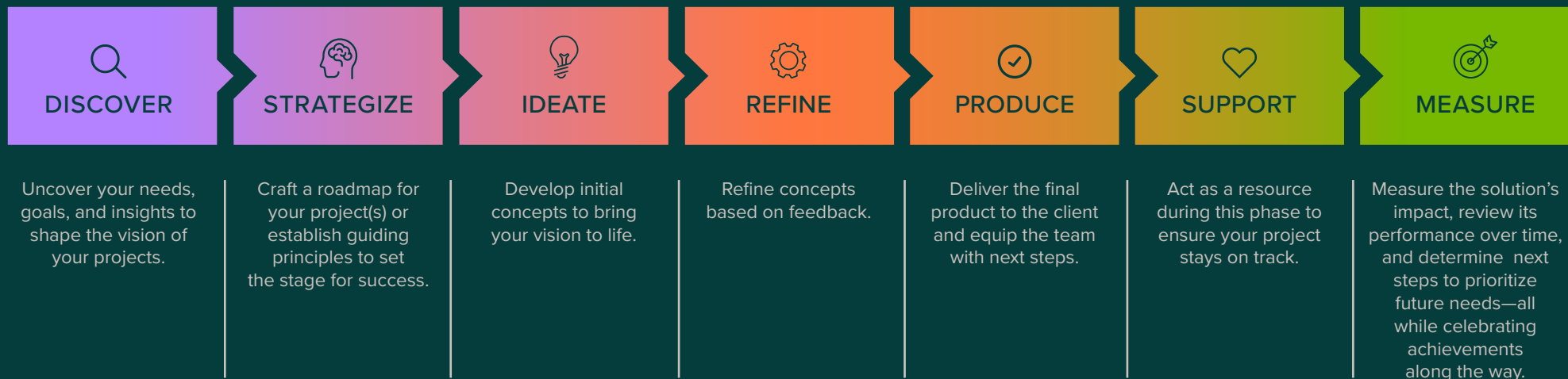
Our process has been shaped by lessons from districts who have navigated “no” campaigns, rebuilt community confidence, and secured successful outcomes. We bring strategies that not only inform but engage: surveys that capture authentic voices, committee workshops that foster shared ownership, and communication tools that make complex information transparent and accessible.

Throughout our process, we will work with the district's strategic planning team at Omni Tech to move forward with confidence. This isn't just about passing a bond; it's about creating a sustainable roadmap that reflects Midland Public Schools' legacy of excellence while ensuring future generations have the spaces they need to thrive.



Our Process

Every community deserves facilities that reflect its values, support its students, and inspire its future. At GMB, bond planning is more than a checklist—it's a partnership built on understanding, strategy, and impact. We walk alongside you from the first insight to election day and beyond, helping you tell your story in a way that builds trust, earns support, and delivers lasting value for your students and community. We listen closely to design solutions that are both visionary and practical. With an integrated team and a heart for education, we help schools turn opportunity into real impact. This isn't just about buildings; it's about building what's next.



Project Phases



Discover

We begin by listening. We walk your halls, listen to educators, and invite the community into the conversation. Facility assessments, educational visioning, and demographic/voter data analysis give us a holistic view of your needs and opportunities. By combining research with real stories from your classrooms and community, we uncover what's working, what needs to change, and how to build trust. The result is more than data; it's a shared vision, a clear roadmap, and the foundation of a credible campaign.

- Uncover your district's unique needs, goals, and "why"
- Conduct educational programming assessments, visioning workshops, and stakeholder engagement (students, staff, community)
- Complete facility condition assessments (infrastructure, safety, technology, operations)
- Analyze demographics, enrollment trends, and voter history to understand opportunities and risks
- Begin the Bond Playbook to capture insights, direction, and communications opportunities



Project Phases



Facility Assessment & Analysis

Our facility assessment process is designed to do more than document conditions—it uncovers how your physical spaces support safety, learning, and community pride. We scale the depth of assessment to meet Midland Public Schools’ goals, ensuring the right balance of technical detail and big-picture clarity. The outcome is a transparent, prioritized roadmap that links costs, timing, and urgency to long-term stewardship.

We look at things like:

- **On-site walkthroughs and technical analysis** of each building, system, and site
- **Review of existing plans and data** (site drawings, utility/energy data, maintenance records)
- **System-specific expertise** in areas such as:
 - Building envelope & roofing
 - Mechanical, plumbing, and electrical systems
 - Safety, security, and ADA accessibility
 - Site & civil infrastructure (roads, parking, drainage)
 - Interior finishes, casework, and food service
 - Outdoor & indoor athletics, aquatics, and playgrounds
- **Condition scoring & lifecycle planning** with cost modeling by Clark and Three Rivers to reflect true market conditions and escalation factors
- **Long-range options** for repair, renovation, or replacement, helping determine where sinking fund investments may be most effective and where bond dollars have the greatest impact

This assessment builds a clear baseline that MPS can use to make strategic, transparent decisions and demonstrate stewardship of community resources. GMB, Clark Construction, and Three Rivers Corporation will work together to review cost information that reflects market conditions and accounts for escalation to reduce the chance of any surprises later on.

Through thoughtful prioritization and long-term facility planning, we work with you to align needs with funding, urgency, and impact. The result is more than a plan; it’s a roadmap you can stand behind that builds trust and helps move your district forward with clarity and confidence.

Project Phases



Educational Programming Assessment

In tandem with the facility assessment, we evaluate how Midland Public Schools' educational programs and spaces align—today and into the future. This component ensures the district's physical plan doesn't just repair buildings, but actively supports student success, teacher effectiveness, and long-term community expectations.

Our approach includes:

- **Curriculum and grade configuration review** to understand programmatic shifts and enrollment trends
- **Space utilization analysis** (capacity, right-sizing, and flexibility) compared with projected enrollment
- **Evaluation of specialized spaces** such as STEM labs, CTE pathways, performing arts, athletics, fitness, media centers, and early childhood
- **Stakeholder engagement sessions** with teachers, principals, and students to learn how spaces do or do not support daily instruction and extracurricular life
- **Benchmarking against peer districts** and national best practices in 21st-century learning environments
- **Equity review** to ensure all students across grade levels and schools have access to comparable opportunities
- **Programming/facility alignment matrix** that links each academic and enrichment program to the facility spaces that support it

The result is a clear story of how programs and spaces intersect, pinpointing where small adjustments can have big impacts, and where larger facility investments are essential to sustain Midland Public Schools' tradition of excellence.

Why Both Matter Together

By pairing facility conditions with educational program alignment, Midland Public Schools will have a roadmap that balances immediate needs with future opportunities. This dual assessment answers both sides of the community's call: stewardship of resources and investment in students and teachers. It also creates a transparent process that shows how every dollar connects back to learning.

Project Phases



Clark Construction & Three Rivers' Role in Facilities Assessment & Bond Planning

During the facilities assessment and bond planning process, Clark Construction and Three Rivers will serve as trusted cost and constructability advisors, ensuring Midland Public Schools has a clear, accurate picture of the investment needed to support future learning environments.

Key Contributions:

- **Early Integration with GMB & District Leaders**
Establish communication channels with the design and planning team from the very start to align goals, schedules, and expectations.
- **Continuous Estimating**
Provide real-time cost modeling at every milestone so the district can make informed decisions without budget surprises. This includes:
 - Conceptual estimating from historical data and conceptual designs
 - Detailed estimating of partially completed designs
 - Pricing of individual components for value analysis
- **Value-Conscious Approach**
Guide the team through options, trade-offs, and risk analysis to ensure that investments maximize impact while honoring the community's resources.
- **Constructability & Sustainability Insights**
Bring hands-on expertise from all construction disciplines to evaluate material selections, life cycle costs, and long-term operational considerations.
- **Collaborative Stewardship**
Serve as one team with GMB and Midland Public Schools, creating a safe, supportive environment where ideas are tested, commitments are monitored, and accountability is shared.
- **Transparency for Bond Planning**
Deliver clear, detailed cost reports and assumptions, building trust with the community by showing how every dollar is allocated.



By embedding their estimating, scheduling, and constructability expertise into the assessment and planning process, Clark and Three Rivers will help Midland Public Schools develop a realistic, prioritized roadmap that the community can confidently support at the ballot box and beyond.

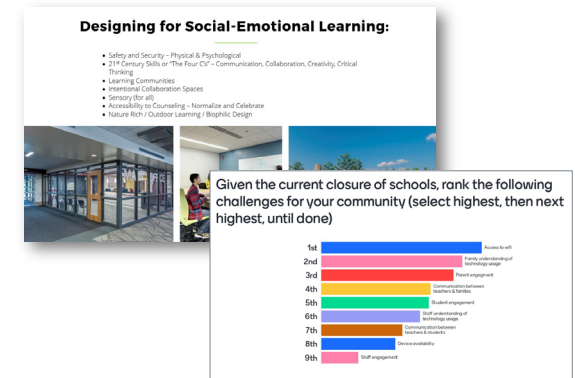
Project Phases



Strategize

With insights in hand, Strategize turns possibility into a roadmap. We bring together a Bond Steering Committee to set guiding principles, prioritize investments, and test scenarios while also shaping the communications framework. This is where planning and messaging connect—aligning purpose, funding, and community priorities so the bond feels necessary, exciting, and achievable.

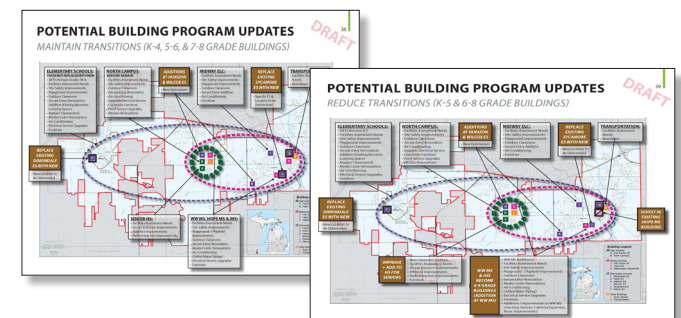
- Form a diverse Bond Steering Committee (leaders, staff, students, parents, community, advisors)
- Establish guiding principles for investment and outreach
- Align findings with enrollment/utilization studies, strategic plans, and funding scenarios
- Identify barriers (e.g., opposition) and communication opportunities
- Test early concepts and narratives through forums, surveys, and informal feedback loops



Ideate

Here, vision takes shape in both physical space and public narrative. We co-create options with stakeholders, testing both design concepts and campaign messages. Sketches, forums, and message frameworks allow refinement, ensuring solutions and stories are bold, practical, and resonant with your community.

- Develop and compare scope/cost scenarios grounded in vision, budget, and timeline
- Visualize concepts through sketches, boards, and high-level plans
- Draft and test messaging frameworks for clarity and resonance
- Refine both options and messages with stakeholder and community feedback



Project Phases



Refine

Refine narrows the choices into one clear solution—validating costs, scope, and language while ensuring alignment with guiding principles and financial realities. Campaign materials and outreach strategies also take shape, so the district is prepared to tell a clear, consistent story.

- Review stakeholder/community feedback and select a preferred solution
- Validate enrollment, utilization, and cost projections
- Confirm alignment with district mission, instructional vision, and financial/legal requirements
- Synthesize concepts and messaging into accessible campaign tools
- Build consensus with Steering Committee and key influencers

ADMINISTRATION FEEDBACK

ENGAGEMENT WITH PRINCIPALS & STAFF

- High level discussion about facility challenges
- Evaluated feedback
- Prioritized infrastructure needs + programming opportunities

Many staff requests align with infrastructure needs (roof leaks, technology improvements, etc.)



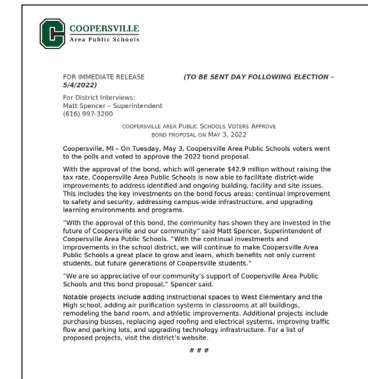
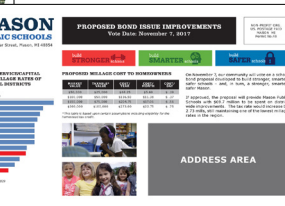
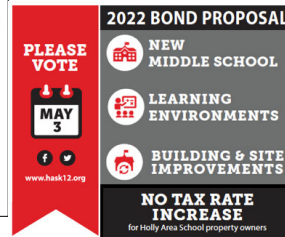
Produce

Produce is about pulling everything together. We prepare a comprehensive, board-ready proposal while also creating campaign materials and training your team to be ambassadors. By equipping staff and key communicators, we ensure the story is accurate, compelling, and widely understood.

- Finalize scope, budget, and phasing; present to the school board
- Develop campaign branding, FAQs, and talking points
- Produce print, digital, and social campaign materials
- Train district leaders, staff, and committee members as confident advocates

Sample Campaign Materials

We will work with your team to determine the best set of communications materials that meet the goals of Midland Public Schools' campaign strategy.



DIGITAL MATERIALS

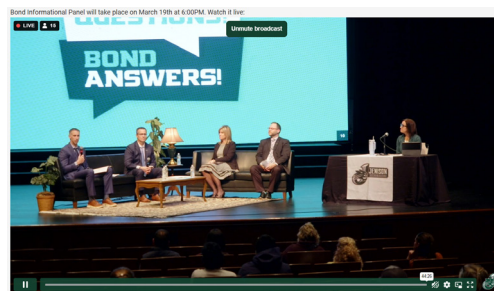
- Social media
- Webpages
- FAQs
- Videos

PRINT PIECES

- Informational one-pagers
- Brochures
- Mailings and postcards
- Poster boards

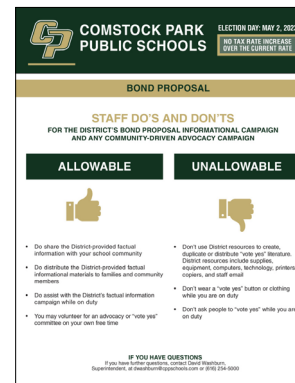
PRESS AND MEDIA COORDINATION

- Press releases
- Letters to the editor
- Interview preparation



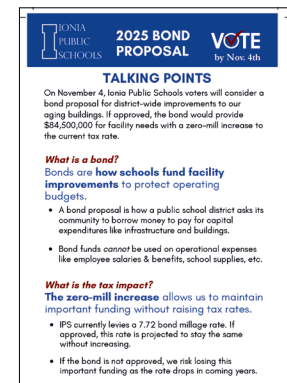
COMMUNITY PRESENTATIONS

- Slide decks
- Outlines and talking points
- Facilitation and feedback gathering tools



STAFF MATERIALS

- Talking points for parent interaction
- Dos and Don'ts for campaign finance law
- Email and newsletter content



Project Phases



Community-Led Advocacy Committee

While your district must remain informational, your community can rally around the cause. We can be an advisor to help citizen-led advocacy committees with tools, strategy, and support to organize, educate, and activate voters—ensuring that enthusiasm turns into action.

Support Areas:

- Committee organization and leadership coaching
- Messaging development and campaign identity
- Print and digital material guidance
- Campaign Finance Act resources



Support

Once the campaign is live, we stay ready—offering support to adapt messages, monitor engagement, and keep things moving smoothly. Whether it's adjusting outreach strategies or creating new content, we make sure you continue to be aligned, proactive, and connected to your community's pulse. Our goal is to help you remain clear and confident, even when things shift or questions arise.

- Host forums, staff meetings, and student events to build awareness
- Help activate a community committee and key communicators
- Monitor engagement, sentiment, and misinformation; adjust messaging as needed
- Maintain consistent, transparent communications through election day



Project Phases



Measure

After election day, we help you reflect on the process and results; analyzing voter data, gathering feedback, and identifying opportunities to engage your community going forward. Whether the outcome is a win or regroup, we celebrate the effort and help you plan your next chapter with care and clarity. Every campaign is a chapter in your community's story and we're here to help you write what comes next.



Carrying the Vision Forward

When the bond passes, we move with purpose into the next chapter—together. The work we began during pre-bond planning becomes the foundation for design and construction, and we ensure every discipline across GMB, Clark Construction, and Three Rivers Corporation understands the intent behind the investment. Using the same guiding principles and mission alignment that shaped the campaign, we transition seamlessly into design and construction conversations.

Our integrated partnership continues working alongside you to explore options, engage stakeholders, validate costs, and build consensus through iterative reviews. Just like in our planning and communications work, we guide your building projects through the familiar phases of **discover, strategize, ideate, refine, produce, support, and measure**, ensuring continuity in process, clarity in purpose, and alignment at every step.



Design Workshops

As part of our project kick-off, we meet with key stakeholders from your district to engage them in a Design Workshop. This is a key part of our process and is customized for your team and culture. Together, we uncover tangible needs, clarify challenges, and create a shared understanding of what success looks like. The outcomes of this session—your updated Guiding Principles—guide all future design decisions. We use a variety of tools to gather input, such as including ideation exercises, visual polling, and digital surveys, creating a clear and collaborative path forward.

- Empathy mapping
- Ideas that stick
- Ideation exercises & dot polling
- Surveys
- Building mapping

Playbook

Communication is at the heart of everything we do. We are passionate about documenting our work through a collaborative and dynamic tool we call the Playbook.

The Playbook isn't just a document; it's a living, evolving resource. It captures the journey of each project in a way that is both visually engaging and deeply informative. More than a progress tracker, the Playbook serves as a central hub for collaboration and transparency, ensuring all stakeholders remain aligned throughout the project lifecycle. As decisions are made and milestones are reached, the Playbook adapts, reflecting our commitment to creating seamless and impactful client experiences.

In addition to guiding project development, the Playbook captures the broader context behind your district's decisions. By incorporating key elements such as enrollment trends, financial data, brand guidelines, your mission, and district snapshot, we ensure the design process is rooted in your community's present needs and future goals. This resource also supports board meetings and community presentations, helping foster transparency and trust across your district.

Bidding Phase Services

Once the bond passes and design is complete, Clark Construction and Three Rivers Corporation take the lead in managing the bidding process to ensure Midland Public Schools receives the best value from highly qualified contractors. Our team oversees every detail of this critical phase, including:

- Preparing and issuing complete bid packages with all construction documents and specifications
- Developing and publishing bid advertisements
- Engaging local contractors while also leveraging our database of over 1,300 firms across Michigan to maximize competition and secure the most competitive pricing
- Writing clear work scope descriptions and proposal forms for each trade package
- Conducting pre-bid conferences to clarify expectations for each division of work
- Evaluating proposals, interviewing apparent low bidders, and ensuring recommended contractors are fully vetted, prequalified, and proven capable
- Making award recommendations to Midland Public Schools based on qualifications, value, and project fit
- Preparing all trade contracts and associated documentation, including provisions for dispute resolution, prevailing wage, and insurance requirements

By combining our extensive contractor relationships with rigorous prequalification, Clark and Three Rivers ensure that Midland Public Schools benefits from competitive bids, reliable partners, and a transparent award process. This approach not only protects the district's investment but also builds trust within the community by ensuring every dollar is spent wisely.



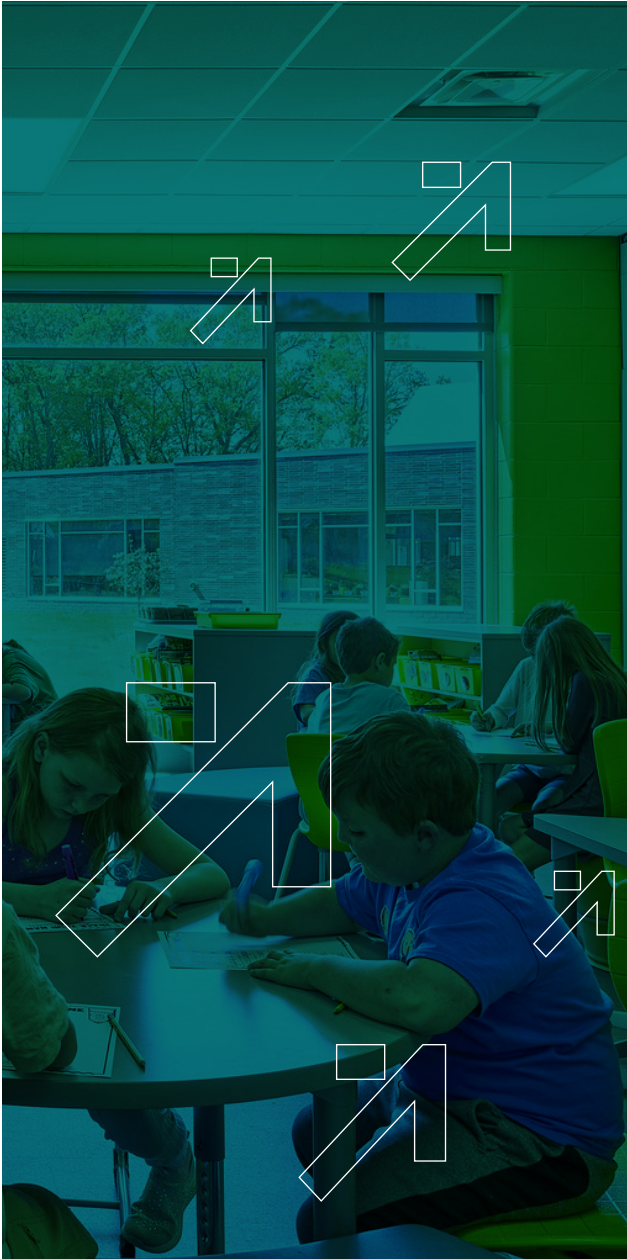
Relevant Experience

Experience That Builds Stronger Schools

GMB, Clark Construction, and Three Rivers Corporation bring a longstanding reputation and deep expertise in assessing, planning, designing, constructing, and managing the process for educational facility enhancements. Together, we have successfully partnered with districts to lead facility assessments, guide master planning, support community engagement and bond campaigns, and deliver design and construction services that bring their vision to life.

The following pages highlight our combined facility assessment experience, along with examples of districts where our teams have provided bond planning, campaign services, and design through construction. These districts share similarities with Midland Public Schools in areas such as demographics, community context, bond values, district size, and facility square footage.

We also recognize that every community is unique. While past experience provides a strong foundation, our process is always tailored to reflect the priorities, values, and vision of the community we are serving.



Facility Assessment Experience Overview

At GMB, we bring proven expertise in K-12 facility assessments, having completed more than 82 evaluations ranging from district-wide studies to targeted system reviews. Partnering with Clark/Three Rivers, we will guide Midland Public Schools through a collaborative, transparent assessment process that reviews building conditions, safety, functionality, and long-term maintenance needs. Together, we translate findings into clear priorities and cost projections that balance design vision with construction realities, providing the community with a data-driven picture of what improvements are needed and why, and laying the groundwork for a successful bond proposal. Below you will find a list of GMB and Clark's combined experience in facility assessments for our educational clients.



Combined Facility Experience

Adrian Public Schools
Airport Community Schools
Alcona Community Schools
Alpena Montmorency
Alcona ESD
Alpena Public Schools
Bangor Public Schools
Benton Harbor Area Schools
Berrien RESA
Birmingham Public Schools
Brandon School District
Brighton Area Schools
Calvin Christian School
Cedar Springs Public Schools
Chelsea Public Schools
Clarkston Community Schools
Clinton County RESA
Comstock Park Public Schools
Comstock Public Schools
Coopersville Area Public Schools
Dearborn Public Schools
Detroit Public Schools
DeWitt Public Schools
Dundee Community Schools
Durand Area Schools
East Lansing Public Schools

Elk Rapids Public Schools
Ferndale Public Schools
Fitzgerald Public Schools
Flint Community Schools
Forest Hills Public Schools
Genesee ISD
Glen Lake Community Schools
Grand Ledge Public Schools
Grand Rapids Public Schools
Greenville Public Schools
Hamilton Community Schools
Harper Creek Community Schools
Haslett Public Schools
Hillman Community Schools
Holland Christian Schools
Holland Public Schools
Holly Area Schools
Holt Public Schools
Holton Public Schools
Howell Public Schools
Hudsonville Public Schools
Huron Valley Public Schools
Ingham ISD
Kentwood Public Schools
Lake Orion Community Schools
Lakeview School District

Lenawee Intermediate Schools
Lincoln Consolidated Schools
Livonia Public Schools
Ludington Area School District
Mason County Central Schools
Mason Public Schools
Mecosta-Osceola ISD
Milan Area Schools
Monroe Public Schools
Morenci Area Schools
Northwest Education Services
Ottawa Area ISD
Owosso Public Schools
Oxford Community Schools
Plainwell Community Schools
Portland Public Schools
Pottersville Public Schools
Public Schools of Petoskey
Rockford Public Schools
Roscommon Area Schools
Saline Area Schools
Saugatuck Public Schools
South Haven Public Schools
Sparta Area Schools
St. Johns Public Schools
Three Rivers Community Schools

Facility Assessment Example

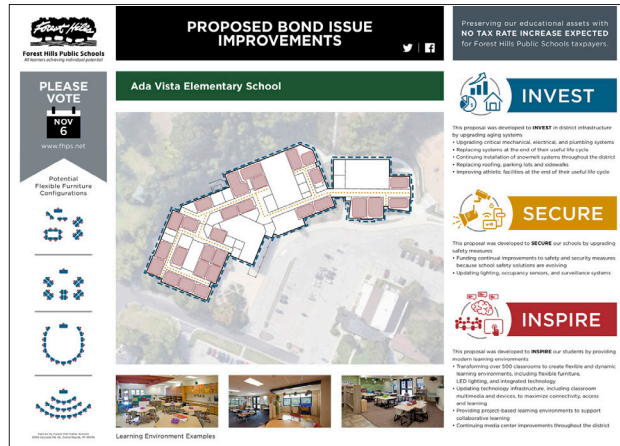
We have included an example of a facilities assessment for your reference. This assessment was customized to fit the district's needs. Please note this is a confidential document and should not be shared outside of the scope of this proposal pursuit.



Click to view an example from Comstock Park Public Schools

Forest Hills Public Schools

Grand Rapids, MI



We have partnered with Forest Hills Public Schools on three bond programs totaling \$359 million over the past 13 years, including a successful bond passed in November 2023. Our team developed the overall campaign strategy and materials including branding, a video series with staff interviews, staff talking points, and newsletters. Highlights from the bond issue will include transforming over 500 classrooms into flexible and dynamic learning environments and constructing a new administration office. GMB worked with the district to provide a robust, 21-building assessment. Most recently, our team provided 3 separate updated assessments on paving, roofing, and mechanical systems ahead of the district's 2022 bond issue. This detailed report helped the district best allocate funding to address dire needs for each building.

Our Impact

\$359,000,000 in District Improvements
240+ Projects
17 Buildings
2,000,000 SF

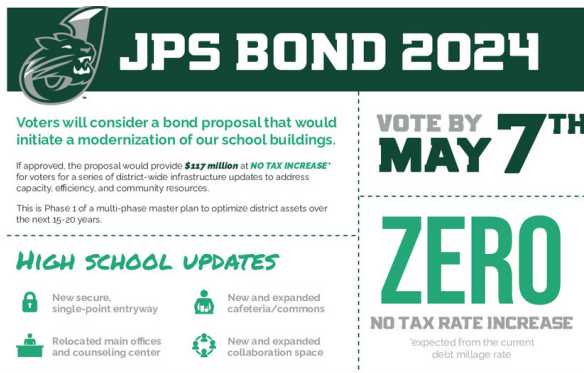
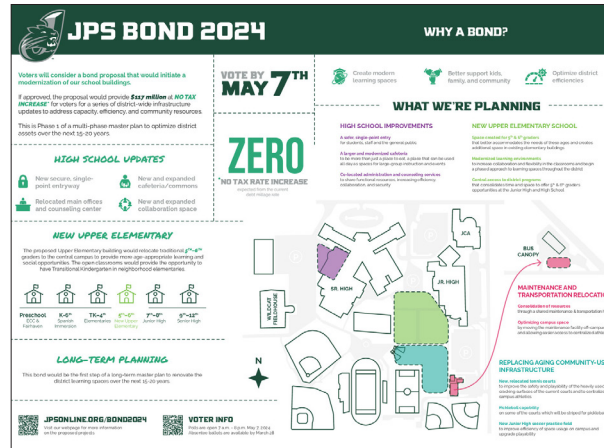
Client Reference

Julie Davis
 Assistant Superintendent for Finance and Operations
jdavis@fhps.net



Jenison Public Schools

Jenison, MI



Jenison has been working with GMB on a master plan, which has involved facility assessments and campaign support for a \$117M bond passed in 2024. Through long range planning, Jenison has prioritized modernizing of learning environments, supporting students and families, and optimizing district efficiencies. A new Upper Elementary School for 5th-6th grades is a large portion of the bond work. Dedicated areas for STEM and arts, outdoor learning and play, and collaboration will support 21st century learning in the new elementary school. Other projects include improvements to the high school common areas, a new maintenance and transportation hub, and 16 new tennis courts.

Our Impact

\$117,000,000 in District Improvements
 7+ Projects
 5,200 Students
 4 Buildings
 200,000 SF

Client Reference

Brandon Graham
 Superintendent
bgraham@jpsonline.org

Huron Valley Schools

Milford, MI



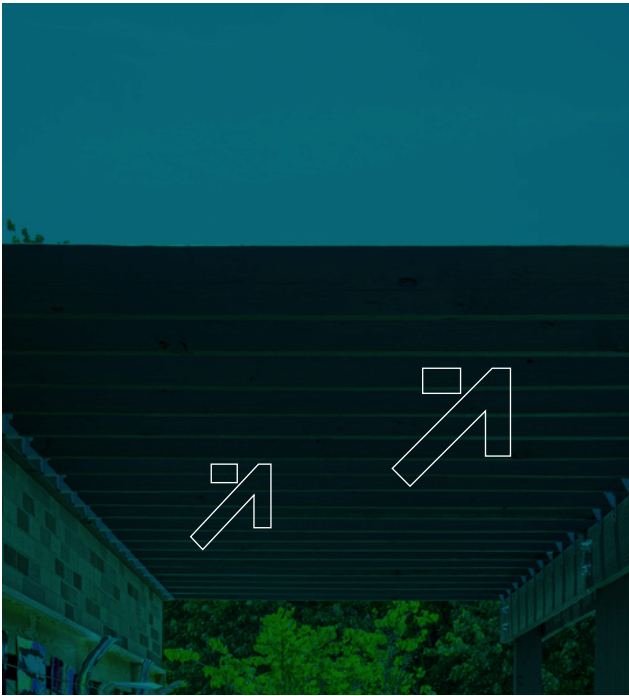
Clark Construction Company has assisted Huron Valley Schools since 2019, with two bond programs totaling \$543 million, the most recent passed in May 2024. Our team assisted the district with campaign strategy and materials including signage and boards. Highlights from the latest bond issue will include a new middle school, extensive renovations to an additional middle school, upgrades to their performing arts center, STEM labs, synthetic turf, a new pressbox, extensive safety and security measures, and infrastructure improvements. Facility assessments were performed in anticipation of their 2019 bond proposal. The bond included upgrades to all 17 district buildings and associated properties in need of repairs and updates.

Our Impact

\$543,000,000 in District Improvements
17 Buildings

Client Reference

Geoffrey Vangoethem
Assistant Superintendent of Business
& Operations
248.684.8248
geoffrey.vangoethem@hvs.org



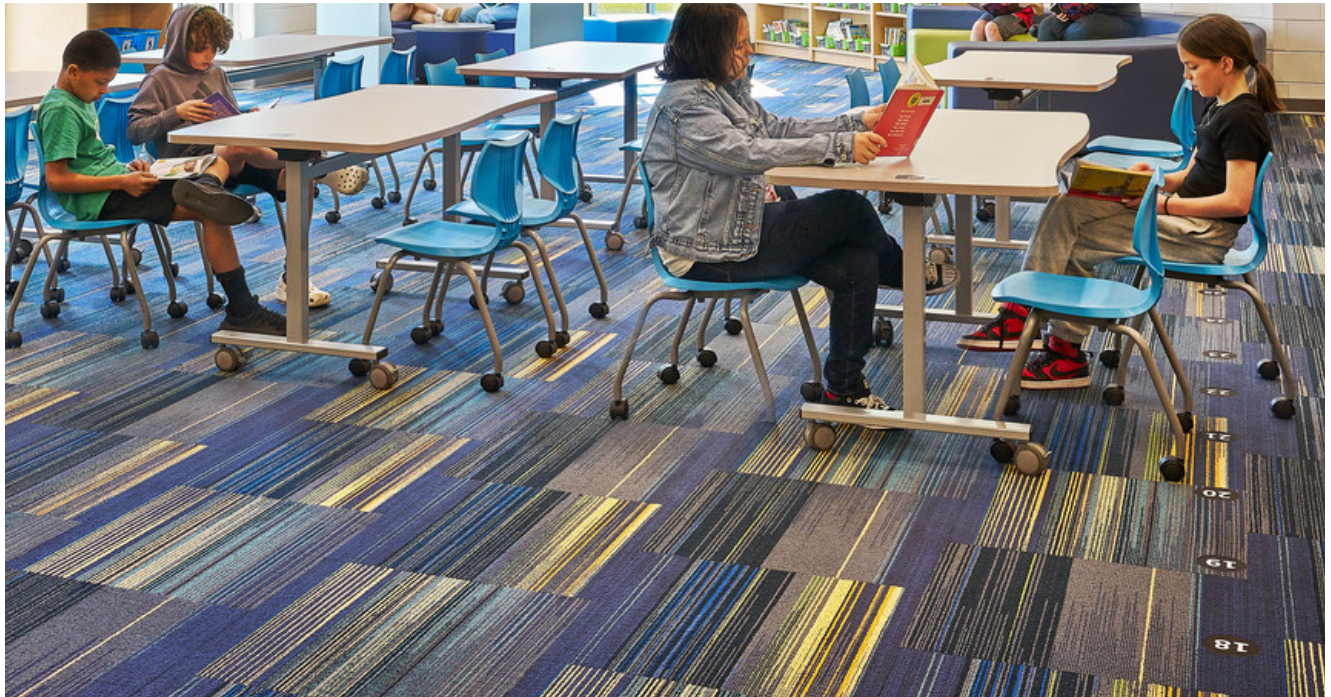
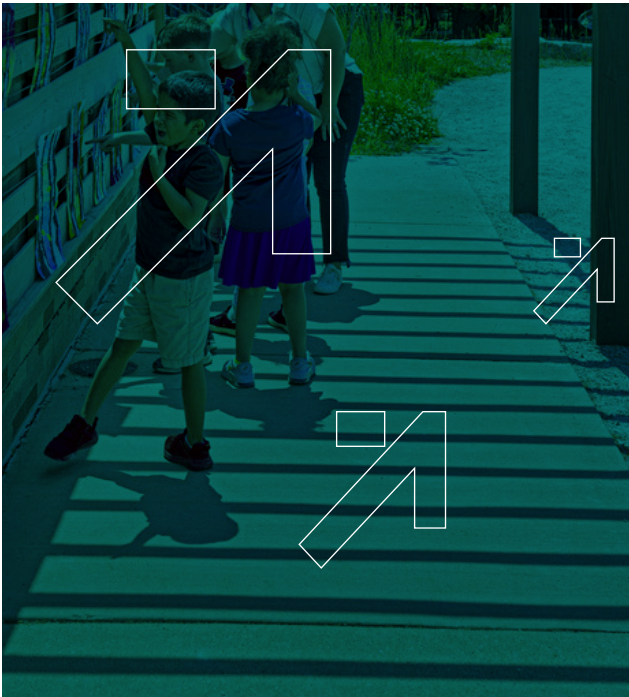
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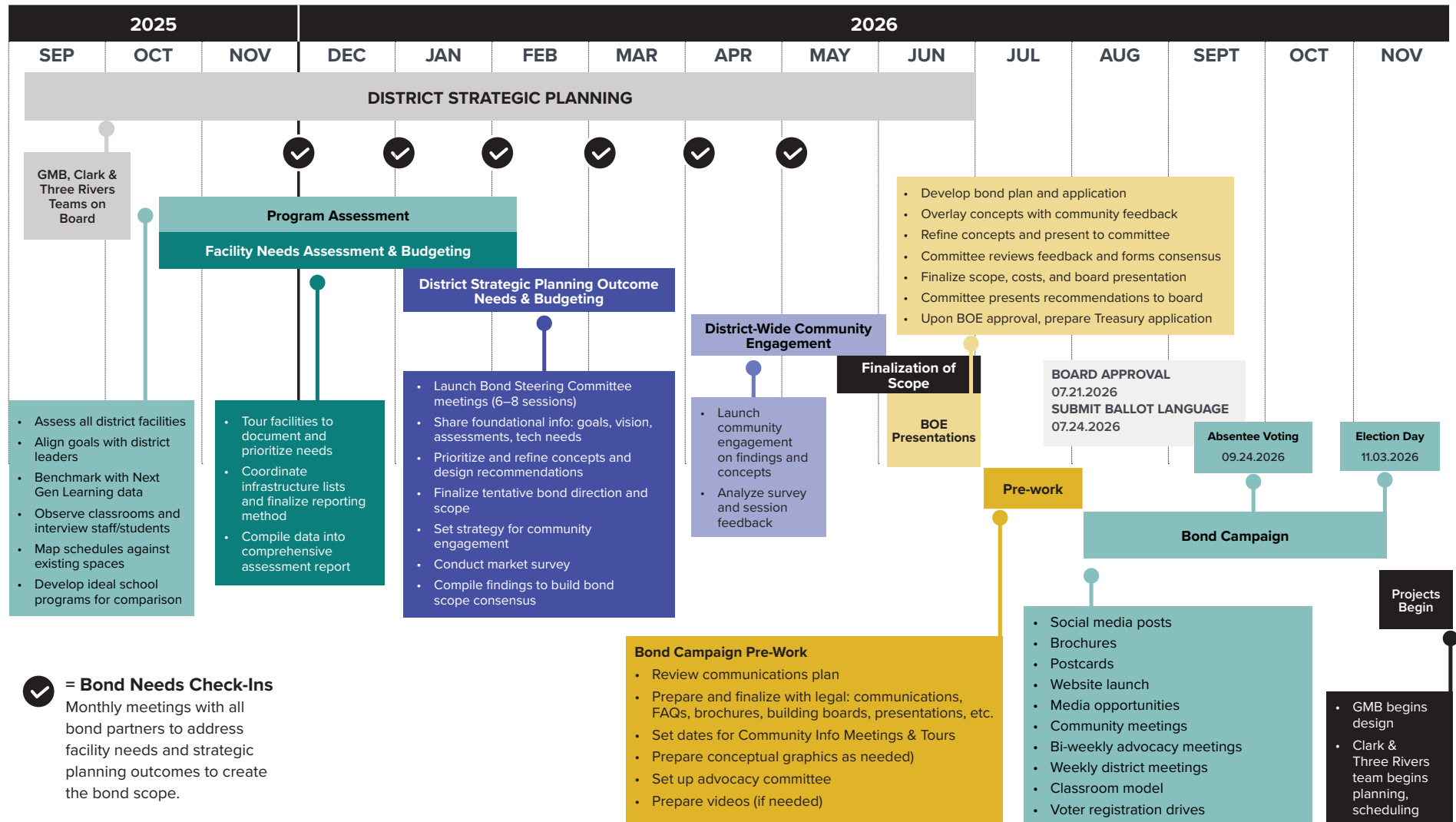


Fee & Schedule



Pre-Bond Planning & Campaign Schedule

November 3, 2026 Vote



Scope of Work

GMB anticipates the following work will be required in preparation for the upcoming bond election.

Bond Planning and Campaign Services:

- Conduct a facilities assessment
- Establish and manage timelines and critical milestones required for a ballot question.
- Review existing and proposed educational programming and the district's ability to support it with current facilities.
- Develop probable costs based on information collected in the facilities assessment and district programming requirements.
- Develop and refine project options, based on input from the Board of Education, District Stakeholders, and the Community.
- Facilitate stakeholder input, including public forums, surveys, and focus groups.
- Prepare the Michigan Department of Treasury prequalification application and participate in the prequalification meeting, if required.
- Facilitate the District's informational campaign, including development and production of informational materials for a bond proposal.
- Collaborate with the District's financial advisor and legal counsel throughout the development of a ballot initiative.

Midland Public Schools will not be charged for GMB's provision of pre-election services, except for the following two instances*

- GMB may charge for certain informational materials. The Michigan Campaign Finance Act requires "paid for" statements to be placed on the following informational materials during an election: Television Ads, Radio Ads, Mailers, and pre-recorded phone calls (robocalls). If Midland Public Schools wishes to utilize these materials / services as part of an informational campaign, the District and GMB will review such materials / services with legal counsel before incurring related costs. GMB will invoice the district only for costs associated with materials previously reviewed and agreed upon by the District.
- If one or more elections are not successful and the District decides to abandon the project or if the District desires to terminate GMB from the performance of pre-election services, the District agrees to pay GMB's reasonable costs for the proper and timely performance of pre-election services. In such event, GMB will provide a detailed breakdown of all pre-election costs, including the work completed, hours worked, cost of materials, and any other similar items.

Fee Proposal

We appreciate the thoughtful development of your RFP—it's a strong step in the right direction and provides meaningful insight into your district's current needs. The clarity of your request helps lay the groundwork for a productive and strategic partnership.

At GMB, Clark Construction, and Three Rivers Corporation, we view a facility assessment as a critical first step, but our value extends well beyond that initial analysis. Our approach is comprehensive and rooted in educational outcomes, combining facility assessment with educational planning to ensure your physical spaces align with your district's teaching and learning goals—now and into the future.

Our assessments are designed not only to evaluate current facility conditions but also to inform strategic master planning and capital improvement initiatives. These insights help co-create educational solutions that reflect your district's instructional vision, enrollment projections, and long-term goals. This alignment ensures that capital investments are thoughtful, future-ready, and directly supportive of student achievement.

Importantly, the facility assessment also serves as a valuable tool for community engagement. We help districts clearly demonstrate need, build trust, and generate support through compelling communication strategies. Our marketing, brand awareness, and community engagement services leverage assessment data and educational planning narratives to shape persuasive bond campaign messaging.

Proposed Fee Structure

- **Facility Assessment, Educational Planning, and Bond Campaign Support**

Our fee for this integrated scope—including facility assessment, educational planning, capital strategy, and community engagement/bond campaign services—is **\$72,800.00**. This fee reflects our team's commitment to the students, staff, and community of Midland Public Schools.

- **Future Architectural & Engineering Services**

Should the district elect to enter into a letter of intent with our team for architectural and engineering design, construction administration, and post-occupancy support following a successful bond campaign, the fee for the facility assessment, educational planning, and bond campaign support effort outlined above will be reduced by 50% to **\$36,400.00**.

We are excited about the opportunity to partner with your district to help shape environments that empower learning and community success.

Standard Hourly Rates

Executive	\$250.00
Principals / Practice Leaders	\$215.00
Senior Professional	\$215.00
Registered Professionals	\$175.00
Professionals	\$155.00
Construction Administration	\$155.00
Design Technicians	\$115.00
Administrative / Clerical / Intern	\$95.00

Hourly staff charges and expenses subject to change annually.

Reimbursable Costs

Reimbursable expenses that may be billed would cover items for which expense is incurred by GMB in pursuit of the objectives of your project. These expenses may include the following: approved travel expenses beyond the project location, surveys, investigations, special consultants, special reports, physical models, presentation graphics, CADD drawing conversion, CD duplication, and similar expenses not normal to everyday A/E operations. As-designed and as-constructed record drawings would also be billed as reimbursable expenses. GMB does not mark-up reimbursable costs. Any unused funds in the reimbursable allowance shall be returned to the Owner for use on bond eligible expenses.

Payment Terms

Invoices submitted by GMB monthly are due upon presentation and shall be considered past due if not paid within thirty (30) calendar days of the date of invoice.

Owner's Responsibilities, Terms & Conditions

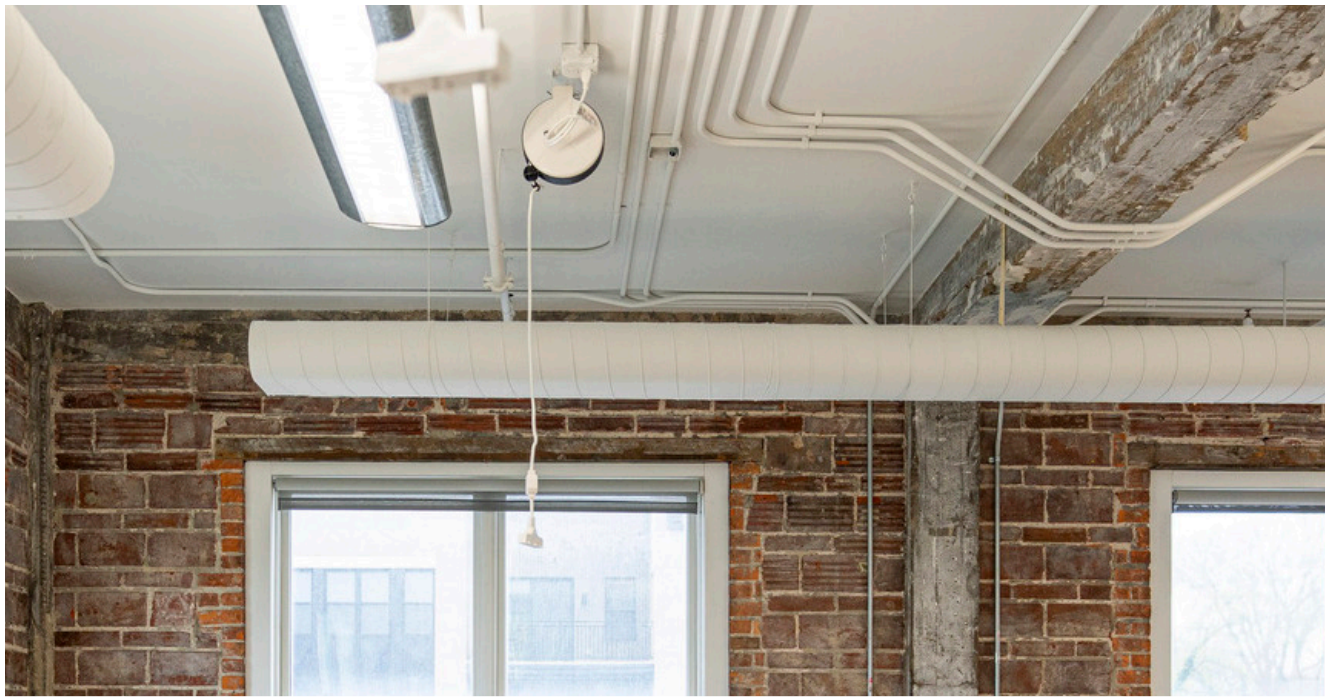
The Owner, Midland Public Schools, shall provide on a timely basis all of the necessary and pertinent information relevant to the Architect / Engineer for use in completing the project, as well as provide reasonable access to the facility and site as needed for the work.



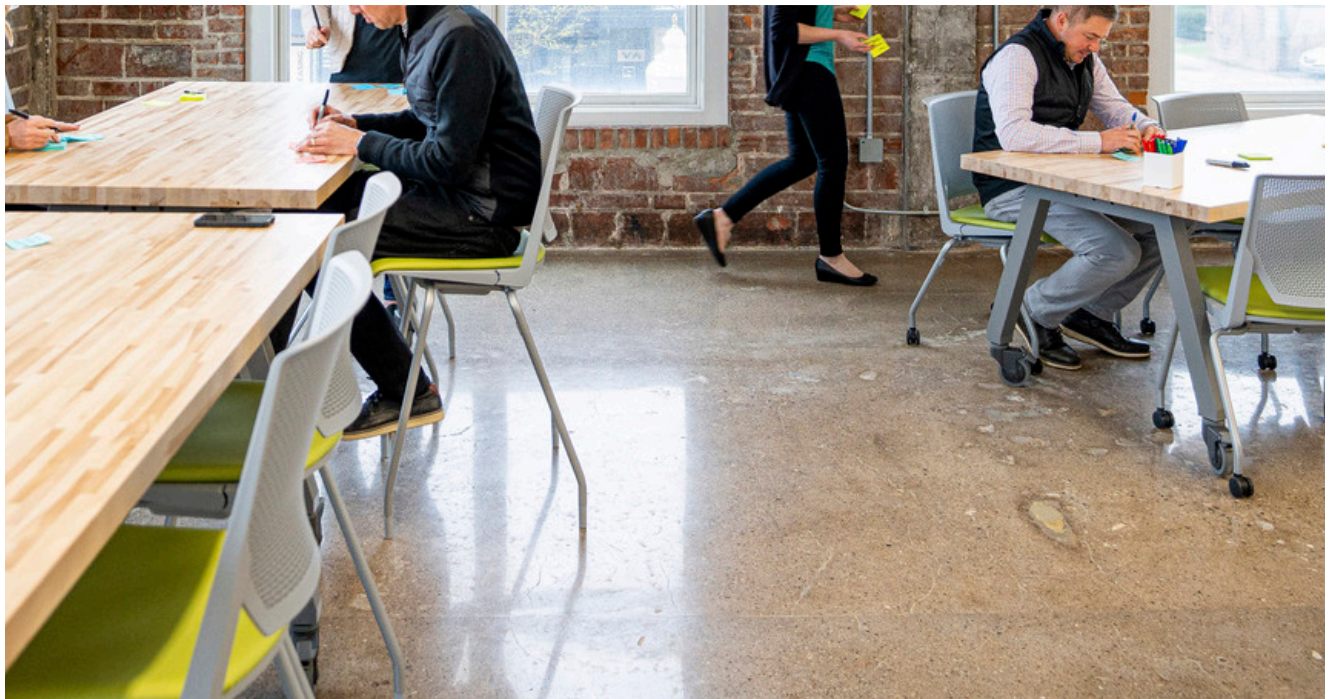
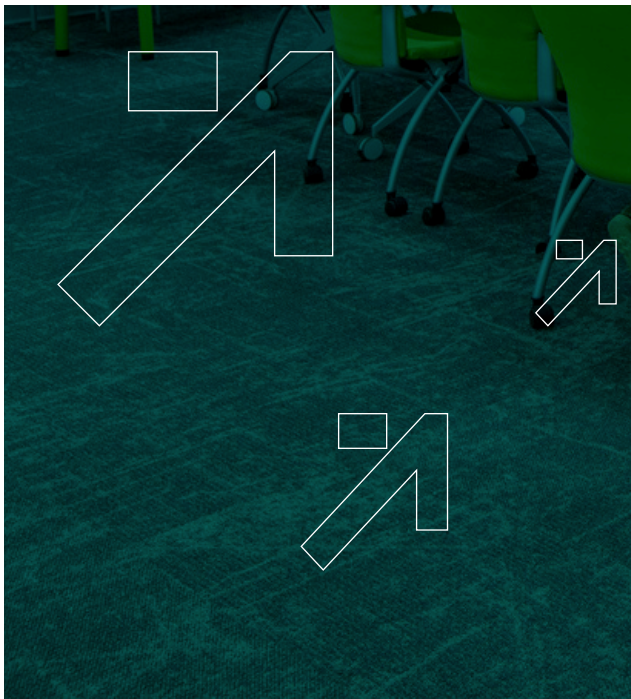
Section



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Forms



Forms

Affidavit of Bidder – Familial Relationships Form

The undersigned, the owner or authorized officer of GMB Ecosystem of Teams (the "Bidder"), pursuant to the familial disclosure requirement provided in the Midland Public Schools (the "School District") advertisement for fencing bids, hereby represent and warrant, except as provided below, that no familial relationships exist between the bidder(s) or any employee of GMB Ecosystem of Teams, and any member of the Board of Education of the School District or the Superintendent of the School District.

List any Familial Relationships:

BIDDER: GMB Ecosystem of Teams

By: David Bolt

Its: President

STATE OF MICHIGAN)
COUNTY OF Ottawa)ss.

This instrument was acknowledged before me on the 23 day of September, 2025, by Kristi Nelson.



Kristi Nelson, Notary Public
Ottawa County, Michigan
My Commission Expires: 2-24-31
Acting in the County of: Ottawa

Affidavit of Bidder–Compliance with School Safety Initiative Legislation

The undersigned, the owner or authorized officer of GMB Ecosystem of Teams (the "Bidder"), certifies to Midland Public Schools (the "School District"), that any and all persons who will work directly or indirectly for the Bidder, including, but not limited to, Bidder's employees, agents, vendors, subcontractors or consultants, and who will work at or on any School District property, shall at all times be in compliance with MCL 380.1230, 380.1230a, 380.1230c, 380.1230d, and 380.1230g and have not been convicted of any "listed offenses".¹ The Bidder further warrants and represents that all persons who will work directly or indirectly for the Bidder, including, but not limited to, Bidder's employees, agents, vendors, subcontractors or consultants, and who will work at or on any School District property, shall at all times be in compliance with MCL 380.1230, 380.1230a, 380.1230c, 380.1230d, and 380.1230g. In this regard, Bidder agrees, without limitation, to report within 3 business days to the School District when any such person is charged with a crime listed in Section 1535a(1) of the Revised School Code² or a substantially similar law, and to immediately report to the School District if that person is subsequently convicted, plead guilty or plead no contest to that crime.

BIDDER: GMB Ecosystem of Teams

By: David Bolt

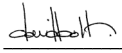
Its: President

Forms

Iran Economic Sanctions Act Certification

I am the President (insert title) of GMB Ecosystem of Teams (insert bidder company name), or I am bidding in my individual capacity ("Bidder"), with authority to submit a binding bid for the provision of services to Midland Public Schools. I have personal knowledge of the matters described in this Certification, and I am familiar with the Iran Economic Sanctions Act, MCL 129.311, et seq. ("Act"). I am fully aware that the school district will rely on my representations in evaluating bids.

I certify that Bidder is not an Iran-linked business, as that term is defined in the Act. I understand that submission of a false certification may result in contract termination, ineligibility to bid for three (3) years, and a civil penalty of \$250,000 or twice the bid amount, whichever is greater, plus related investigation and legal costs.

Signature 

Forms



Iran Economic Sanctions Act Certification

I am the CEO (insert title) of Clark Construction Company (insert bidder company name), or I am bidding in my individual capacity ("Bidder"), with authority to submit a binding bid for the provision of services to Midland Public Schools. I have personal knowledge of the matters described in this Certification, and I am familiar with the Iran Economic Sanctions Act, MCL 129.311, et seq. ("Act"). I am fully aware that the school district will rely on my representations in evaluating bids.

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Signature

[Signature]

Affidavit of Bidder-Compliance with School Safety Initiative Legislation

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BIDDER: Clark Construction Company

By:

[Signature]

Its:

CEO



Forms

Affidavit of Bidder –Familial Relationships Form

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List any Familial Relationships:

BIDDER: Clark Construction Company

By: [Signature]

Its: **CEO**

STATE OF MICHIGAN)
)ss.
COUNTY OF Ingham)

This instrument was acknowledged before me on the 23rd day of September, 2025, by Elizabeth M. Zietlow.

[Signature: Elizabeth M. Zietlow]
_____, Notary Public
Ingham County, Michigan
My Commission Expires: May 26, 2030
Acting in the County of: Ingham

ELIZABETH M. ZIETLOW
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF INGHAM
My Commission expires May 26, 2030
Acting in the County of Ingham



Thank You
Midland Public Schools

