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# Facilities Master Plan & Calder Plaza Enhancements



CITY OF GRAND RAPIDS

July 15, 2025

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# Facilities Master Plan: Background

## Citywide Facility Master Plan Goals

- Alignment with City's Strategic Plan and Community Master Plan
- Assessment of Physical Condition of Facilities
- Identify Costs Associated with Facility Maintenance
- Determine Spatial Needs of City Departments
- Improve Space Efficiencies and Building Stock
- Be Proactive in Maintenance Efforts and Future Land Use Potential

## Facility Master Plan Guiding Principles

- Improve Customer Services with Centralized, Clear, and Equitable Access
- Increase Collaboration through Co-Location of Departments by Operational Adjacencies
- Accommodate 10-year Staff Growth Projections
- Implement New Workplace Standardization to Increase Building Utilization
- Analyze Properties and Building Stock to Accommodate Highest and Best Use

# Facilities Master Plan: Background

## 335,000 SF in Scope

### Focus:

- Staff-occupied, City-owned locations (Administrative Workspace)

### Study Adjacent:

- Public facing spaces including lobbies, labs, and other specialty spaces
- Vehicle and equipment storage

### Excluded from Scope:

- Non-occupied spaces (parking ramps, pump stations, etc)

### Facility Condition Assessments:

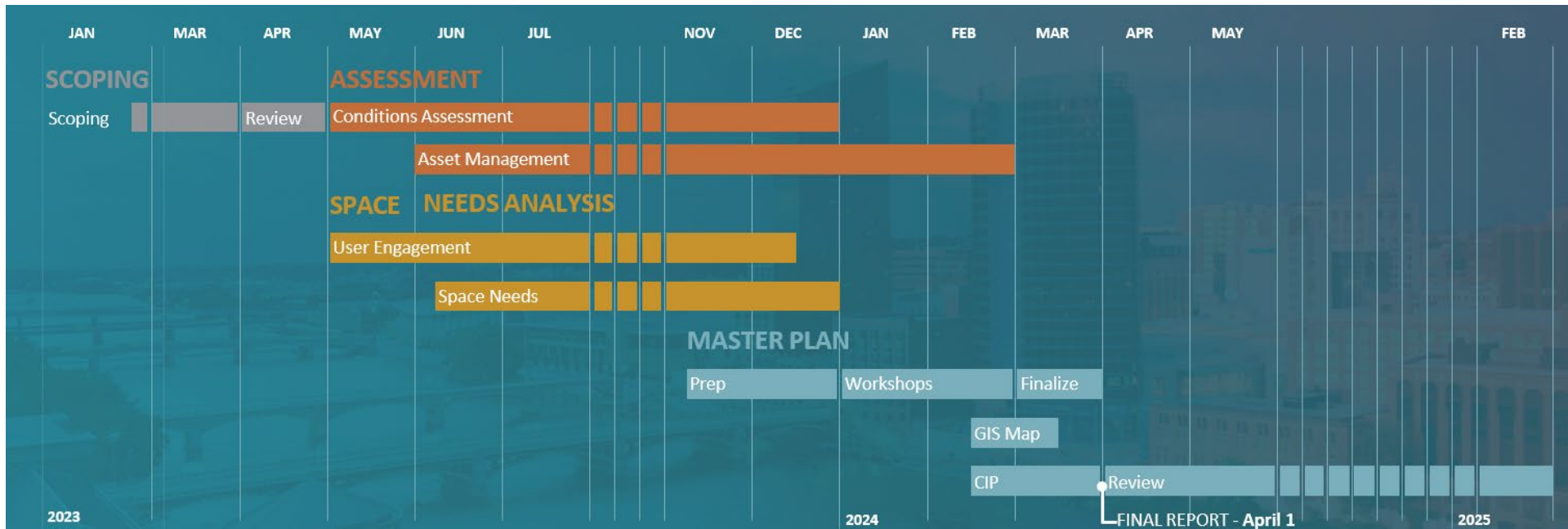
- 81 Total Assessments
  - 11 Administrative staff and support buildings
  - 12 Buildings with specialty staff/leased
  - 27 Parks buildings
  - 11 Accessory/Specialty Buildings
  - 20 Existing Assessments

# Facilities Master Plan: Background

467 Survey Responses | 37 Departments | 12 Locations | 31 Departmental Interviews

## Design Principles:

- Recognize Diversity of Work within the City
- Foster connections
- Support focused work
- Support well-being and inclusion
- Be a resource hub
- Integrate amenities
- Clarify access



# Facilities Master Plan: Background

## Previous Recommendations - *Previous Facility Study completed in 1996*

### Completed:

- Create “Virtual City Hall” with 24/7 Access
- Commissioner Work Center
- City Hall Mechanical/Glazing Improvements
- New Police Admin Facility and Courthouse
- Relocate ESD Lab to WRRF Site
- Create “Operations Center” (Development Center) (partial)

### Not Completed:

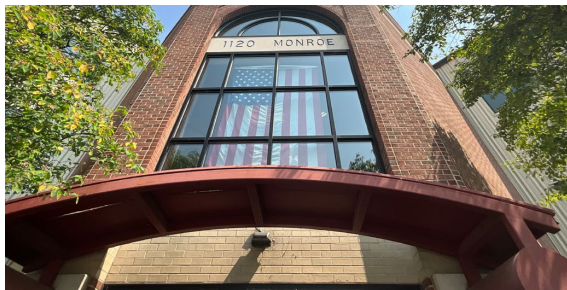
- Construct Escalator Connecting Monroe + Plaza Levels at City Hall
- Citizen Convenience Centers (“Satellite City Halls”)
- Consolidate Departments in City Hall (Executive, Financial, Admin, etc.)
- Create “Operations Center” (Development Center)

**Aligns with 2024 Facility Master Plan**

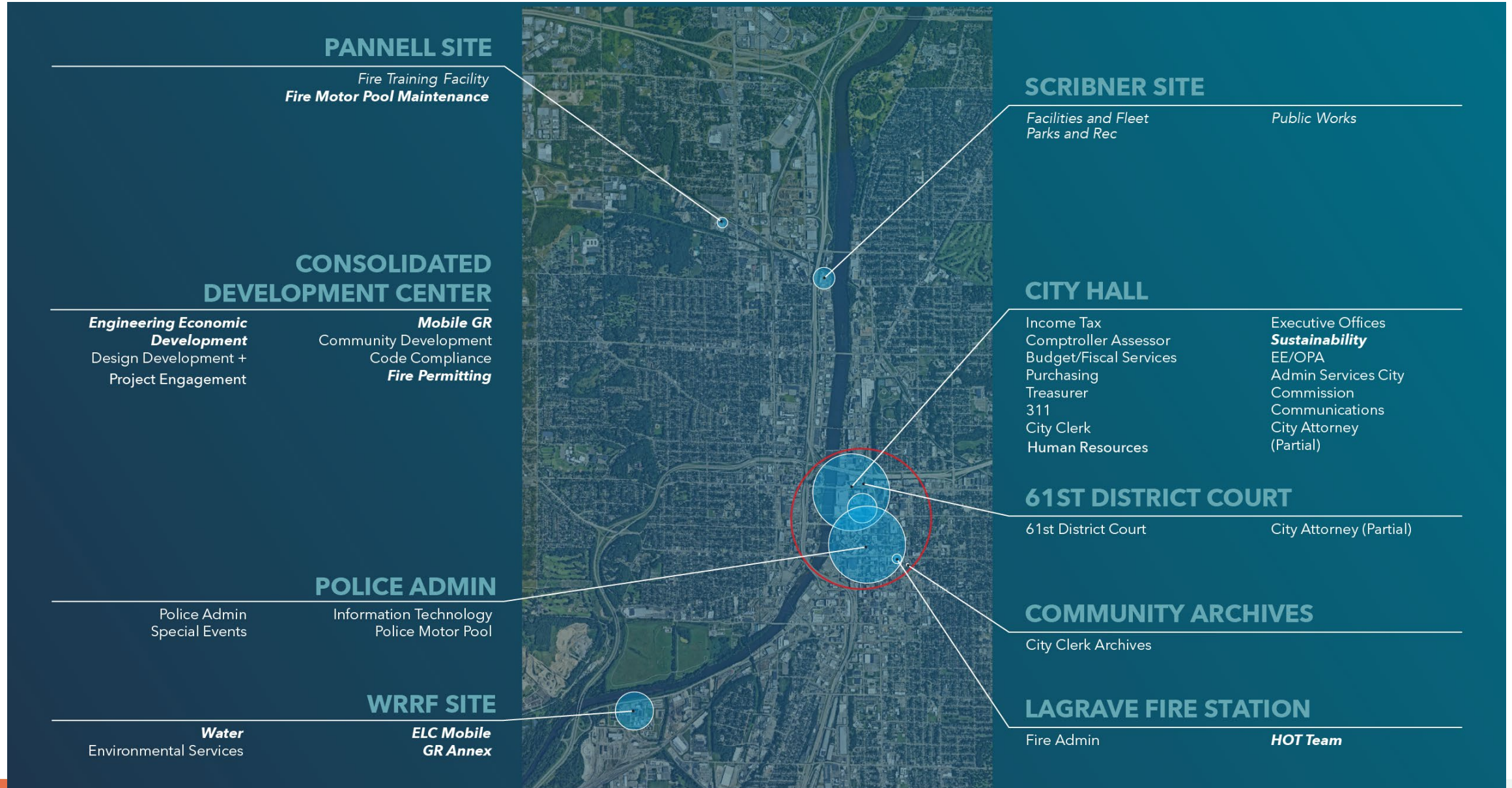
# Facilities Master Plan: Key Findings

## Preliminary Design Studies:

- **Renovate City Hall** and Implement Revised Workplace Standards
  - Existing 195 USF/Staff
  - Proposed 160 USF/Staff
- **New Community Resource Center**
  - Create a “One-Stop Shop” for Permitting, Design Development, Project Engagement, Engineering, Economic Development, Mobile GR, Code Compliance, and Fire Permitting
- **Co-locate ESD and Water Departments** on the WRRF Site
  - New Administration and Maintenance Buildings



# Facilities Master Plan: Distribution



## PANNELL SITE

Fire Training Facility  
Fire Motor Pool Maintenance

## SCRIBNER SITE

Facilities and Fleet  
Parks and Rec  
Public Works

## CONSOLIDATED DEVELOPMENT CENTER

**Engineering Economic Development**  
Design Development + Project Engagement

**Mobile GR**  
Community Development  
Code Compliance  
**Fire Permitting**

## CITY HALL

Income Tax  
Comptroller Assessor  
Budget/Fiscal Services  
Purchasing  
Treasurer  
311  
City Clerk  
Human Resources

Executive Offices  
**Sustainability**  
EE/OPA  
Admin Services City  
Commission  
Communications  
City Attorney (Partial)

## 61ST DISTRICT COURT

61st District Court  
City Attorney (Partial)

## POLICE ADMIN

Police Admin  
Special Events

Information Technology  
Police Motor Pool

## COMMUNITY ARCHIVES

City Clerk Archives

## WRRF SITE

**Water**  
Environmental Services

**ELC Mobile GR Annex**

## LAGRAVE FIRE STATION

Fire Admin  
**HOT Team**

● Size Represents Projected Number of Admin Staff by Location

○ Ideal Location of Consolidated Development Center to Maximize Walkability

# Facilities Master Plan: Next Steps

## Preliminary Design Studies: Water Resource Recovery Facility (1300 Market Ave SW)

- **Co-locate Environmental Services Department and Water Department on the WRRF Site**
  - RFP Issued June 26<sup>th</sup>
  - In-Depth Study of Departmental Needs, Environmental Site and Equipment Constraints, and Maintenance-Related Shared Resources
  - Assessment of All Buildings at WRRF, 1900 Oak Industrial, and 509 Wealthy (ELC & Mobile GR Field Operations)
  - Assessment of Current and Future WRRF Plant Operations
  - Identify Relocation Site for Impound Lot
  - New Collection System Asset Technician (CSAT)/Maintenance and Administration Buildings
  - Develop a 25-Year Capital Improvement Plan with Projection of Needs for Years 26-50
  - Market Assessment at 1900 Oak Industrial and 509 Wealthy
  - Conduct a Rate Analysis Study for Water and ESD



# Facilities Master Plan: Next Steps

## Preliminary Design Studies: Renovation of City Hall (300 Monroe Ave NW)

- Master Plan Renovation Needs, Departmental Locations, and Phasing
- Major Restoration of Building
  - Façade – Granite Panels, Glazing
  - HVAC Phase 2 – Distribution System
  - Abatement of Hazardous Materials
  - Restrooms – Upgrade to ADA Standards
- Implementation of New Workplace Standards
- Collaborative and Supportive Staff Spaces
- Proper Distribution of Departments to Improve Workflow Efficiencies and Allow for Future Staff Growth
- Sustainability Improvement Opportunity



# Facilities Master Plan: Next Steps

## Preliminary Design Studies: Community Resource Center

- Create a “One-Stop Shop” for Permitting, Design Development, Project Engagement, Engineering, Economic Development, Mobile GR, Code Compliance, and Fire Permitting
- Evaluation of Existing Development Center (1120 Monroe Ave NW) and Coldbrook Facility (1101 Monroe Ave NW) Together
- Determine What 1120 Monroe Can Accommodate – Inform City Hall Master Plan
- Site Location and Pre-Design
- Walkability between City Hall and Community Resource Center is Ideal
- Parking to Accommodate Staff and Visitors (Including City-owned Vehicles for Field Staff)
- Potential Partnership Opportunity with Developer

**Future Action:** Budget Amendment to Fund These Additional Studies,  
Estimated at \$600,000



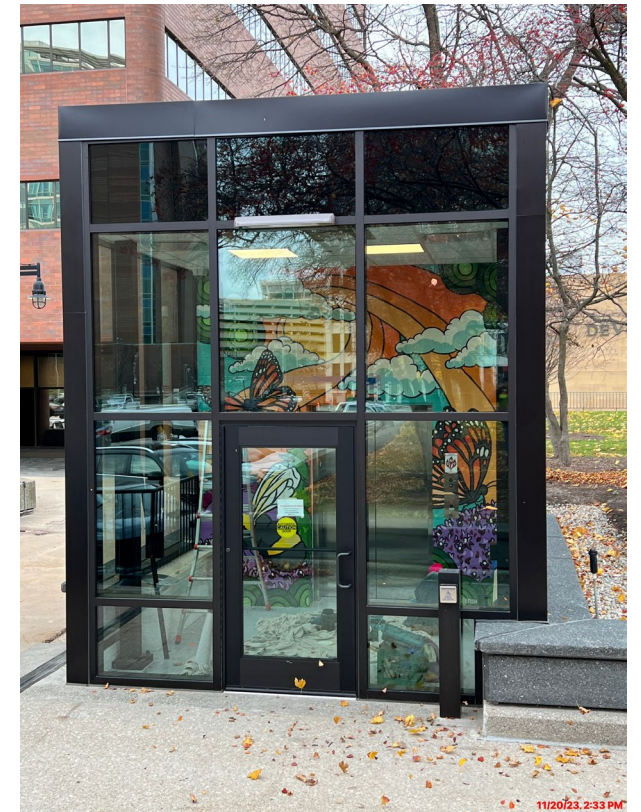


# **Calder Plaza: Deck Replacement and Enhancements**

# Calder Plaza Enhancements

## Previous/Ongoing Projects – \$9 Million Investment:

- South Elevator Accessing the Plaza from the Government Center Ramp
- Updated Wayfinding around and within the Government Center Ramp
- Repairs and Painting of the La Grande Vitesse
- Continued Implementation of the Asset Management Plan
- Extension of the Monroe Lobby Elevator to the Plaza Level



# Calder Plaza Enhancements

## Project History

- Recommendation from GR Forward (2015)
- Based on Community Engagement Efforts (2016-2017)
- Comprehensive Master Plan Developed (2018)
- Post-Pandemic Revised Study Completed (2023)
- Engaged Consultant to Integrate Deck Replacement and Enhancement Projects (March 2024)
- Programming Effort with City, County, DGRI
- Coordination with Calder Foundation, Convention Arena Authority, Federal Building, CWD, and Original Steering Committee Members
- Engaged Construction Manager to Assist in Establishing Final Scope and Budget (June 2025)



# Calder Plaza Enhancements

## Enhancements Being Considered Include:

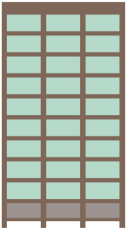
Additional Green Space + Increased Shade + Increased Gathering Spaces + Dedicated Event Spaces + Accessibility Improvements + Monroe Access

## Next Steps:

- Determine Scope and Budget with Assistance of Construction Manager
- Funding Source Confirmation
- Develop Final Construction Plans
- Establish a Communication Strategy to Assist with Public Updates and Outreach
- Issue Bid Packages through Construction Manager this Winter
- Construction 2026-2027



# Thank You



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