



COPPERROCK
CONSTRUCTION

CHINOOK PIER REDEVELOPMENT DEVELOPMENT COMMITMENT LETTER

GRAND HAVEN, MI

September 9, 2024

Ms. Ashley Latsch – City Manager, City of Grand Haven

Mr. Brian Urquhart – City Planner, City of Grand Haven

Delivery Address – Grand Haven City Hall, 519 Washington Ave., Grand Haven, MI 49417

RE: Request for Proposal – Commitment Letter
Development and Construction Management Services, Integrated Project Delivery
Redevelopment of Chinook Pier – Public-Private Partnership
301 N. Harbor Drive (Parcel 70-03-20-280-025), Grand Haven, MI 49417

Dear Ms. Latsch, and Mr. Urquhart:

Thank you for the continued opportunity to present our designs, concepts, and qualifications for a public-private partnership to redevelop the Chinook Pier area in downtown Grand Haven, MI. Together with architektura^{PLC}, from Grand Haven, we have assembled a team with uniquely suited development experience to design and build a vibrant space to increase the economic vitality and create a year-round attraction, for all ages to enjoy, in downtown Grand Haven.

This follow up Commitment Letter is supplied, as requested by the City of Grand Haven, after attending the City Council meeting on July 15, 2024 and incorporating the public and private comments, suggestions, and questions since delivery of our original Letter of Interest, dated April 16, 2024. Specifically, we have refined our original development plan to include or address the following items:

- Reorient the multi-use waterfront market to increase views of the water, expand the greenspace areas, while still providing adequate safety and parking.
- Relocate the existing mini-golf function to the north of the new market building.
- Expand the year-round functions, amenities, and activities for all ages at this site.
- Increases the year-round function and attraction to the project.

Our team is honored and excited to support Grand Haven's growth and help redevelop this vital site. We look forward to and are committed to moving forward, in collaboration, with the City of Grand Haven and local stakeholders if selected at your City Council meeting on September 16. We are confident in our ability to create a highly successful public-private partnership with the City of Grand Haven.

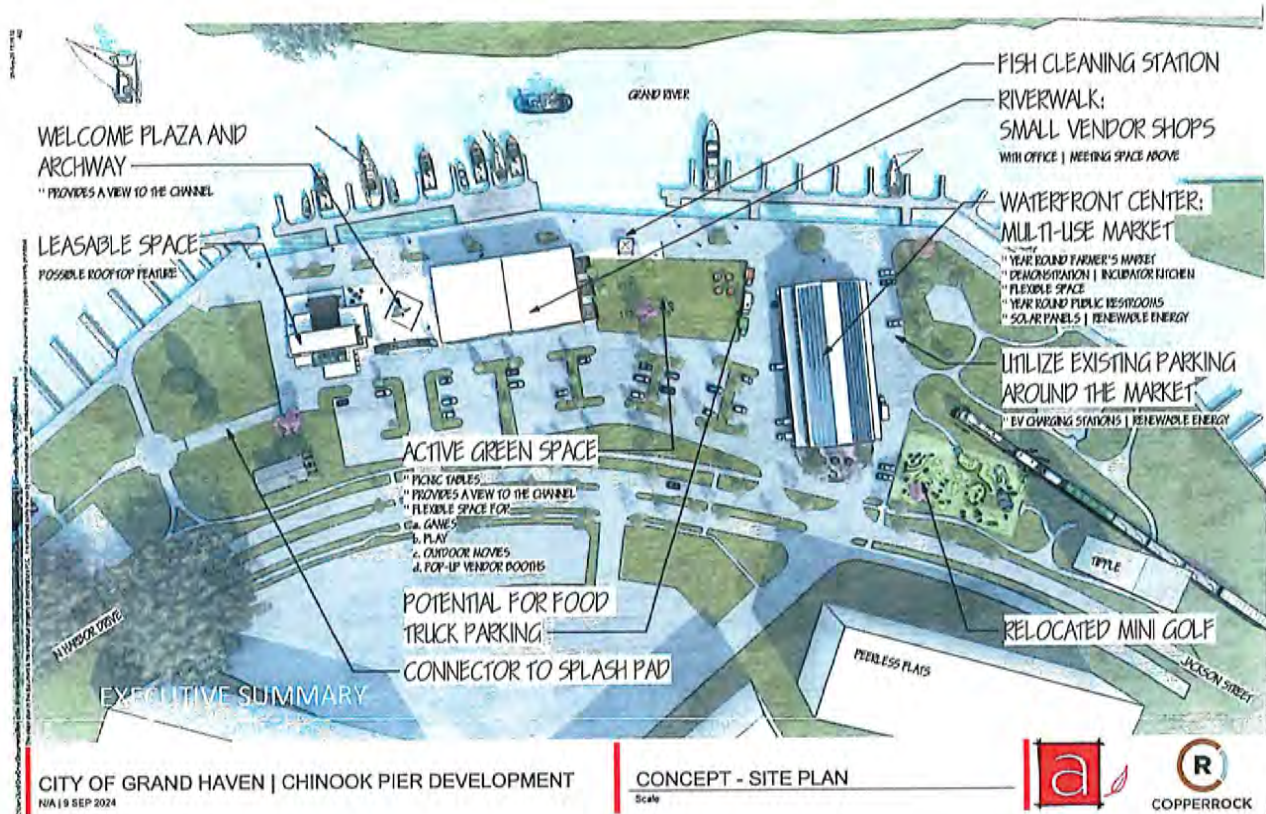
Sincerely,


Greg Taylor
Senior Business Development Specialist
CopperRock Construction


Kirsten Runschke
Owner + Founder | Architect
architektura^{PLC}



601 FIFTH STREET NW SUITE 300
GRAND RAPIDS, MI 49504
616.920.1655
WWW.COPPERROCKCONSTRUCTION.COM



EXECUTIVE SUMMARY

Both CopperRock and architektura have completed numerous projects in the Grand Haven area and actively work with governments large and small in our markets on a variety of public-private partnership projects. While projects may differ in fit and feel, they all share similar operations and functional requirements:

Site Layout – Visibility, access to parking and entrance. This unique site must create a strong new presence on Harbor Drive, to maximize visibility, while remaining respectful to the adjacent existing uses, public improvements and businesses.

Efficiency. Our plan addresses the opportunities and limitations of this 'first impression' and 'entry way' location, while introducing efficient use of the available space, without detracting from adjacent uses.

Sense of Place. Grand Haven already enjoys a unique place in southwest Michigan. Our vision for a multi-use facility and supplemental uses will provide fresh, new, destinations for locals and visitors to all enjoy.

Sustainability. Our plan will seek to maximize the use of sustainable and recycled materials wherever possible to ensure this project minimizes the impact on nature, infrastructure and this neighborhood. We look to integrate renewable energy efforts: solar panels on Waterfront Center Multi-Use market and EV charging in parking lot.



Fun and Function. Our concepts are specifically designed to foster enjoyment for all who utilize the new amenities and destinations that our plan can create, while still supporting a variety of housing, without adding additional housing – as indicated as unwanted by the city on this specific site.



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CITY OF GRAND HAVEN | CHINOOK PIER DEVELOPMENT
NIA | 9 SEP 2024

CONCEPT - BIRDSEYE
Scale



ABOUT COPPERROCK CONSTRUCTION

Our name tells it all. Copper represents conductive client communication and Rock embodies our unwavering commitment to rock-solid performance and service. CopperRock is a team of 75 strong professionals who care about people and how our work affects them. We are absolutely driven to do our best for our clients with transparency and responsibility.

Our team is well-versed in a variety of construction methods, including structural steel frame and bearing masonry, with a special emphasis on wood-framed structures, pre-engineered metal buildings, and renovations of existing spaces, including those that remain occupied during construction.

With offices in Michigan and Indiana, we will support your project through the strength of our development experience, strong relationships and buying power with local and regional prequalified subcontractors and material suppliers. This allows us to source the right team, with the right experience, for your project.

Preconstruction Services:

- Site Selection
- Building Assessment
- Design Coordination
- Estimating & Scheduling

Construction Services:

- Enhanced Design-Build
- General Contracting
- Construction Management



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Jim Reyes, Project Manager – Jim will be your main point of contact during construction. He will be responsible for managing your construction budget and schedule, submittals, RFIs, change orders, and leading owner/architect/contractor (OAC) meetings. RJ's experience includes a variety of high-profile projects throughout the country as an electrical subcontractor, superintendent, and project manager, recently leading a successful design-build project for Arrow Vet Clinic in Lowell. His unique skillset offers clients a well-rounded approach, as someone who has worked in every tier of the construction industry.

Kirsten Runschke, Owner, Founder, Architect & Magda Smoleńska, Principal, Architect at architektura^{PLC} – Kirsten will lead your building's design and engineering, bringing more than 20 years of architectural practice and building code expertise. Magda also brings over 20 years of industry experience to this project.

More extensive resumes for these teammates are included in the respective company information for your reference. CopperRock has teamed with architektura on other design-build projects, most recently, the renovation of the Grand Haven Area Community Foundation space at 6 Sherman Drive in Grand Haven.

References are available upon request.

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Our team has studied your project in detail and is prepared to execute at a high level.



WORK PLAN AND PROJECT APPROACH

We understand this project to consist of a full exterior demo of any existing improvements as necessary. Our proposed new improvements would include a featured multi-use food market, with a demonstration/teaching kitchen, and auxiliary space on a partial mezzanine level for office, and other community-centric uses. The footprint of the market building would be approximately 12,000 RSF, plus a to-be-determined mezzanine or upper-level space. This space could support an expanded 'Farmer's market' concept with both conditioned space and open-air vendor spaces. The design would be open, airy and inviting to guests of all ages.

A second structure, the Riverwalk Small Vendor Shops, would offer space for approximately 12 small shops on each of the first and second floors. The total area for these shops would be approximately 21,000 RSF.

One additional leasable space would include a destination type retail space – perhaps for a very nice restaurant, or similar focal point use - totaling approximately 8,600 RSF - with ample room for approximately 1,000 SF of outdoor seating or deck space.

While the exact scope of work will be defined during the preconstruction process, we anticipate, in general, the following approach to deliver of a public-private partnership project:

Preconstruction – Estimated Start September 2024:

September-November 2024

- Field measure and survey site
- Create architectural schematic design (SD) drawings
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December 2024

- Deliver Design Development (DD) drawings and construction budget by December 1, 2023, for owner approval prior to closing on property
- Owner and developer complete deal pro forma and organizational structure
- Owner to close on any land lease or similar property transaction

January-March 2025

- Work through architectural and MEP Construction Drawings (CDs)
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April-May 2025

- Release construction drawings for subcontractor and supplier competitive bidding
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- Qualify and tabulate bids received
- Present bid results to owner and make subcontractor recommendations
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- Negotiate and finalize Construction Contract
- Buyout all scopes of work and issue subcontracts
- Confirm mobilization dates
- Submit Notice of Commencement to Ottawa County
- Submit asbestos abatement 10-day notice to EGLE and LARA (if needed)

Construction – Estimated Start June 2025:

June-December 2026 (Current estimate - Duration to be confirmed during preconstruction)

- Construct all buildings in a single phase.
- Final Inspections
- Certificate of Occupancy (COO)
- Turnover as-builts and Operation and Maintenance (O&M) Manuals to Owner

Project Completion!

RELATIONSHIP WITH THE CITY OF GRAND HAVEN

We do not have an existing formal relationship with the City of Grand Haven. We do, however, have an excellent relationship with city staff and officials given the many local projects we have successfully completed in and near the community.

PROPOSAL EXCEPTIONS

We have no major concerns. Our main questions related to the valuation and structure of the land lease, to likely be based on an independent appraisal, and subsequent financial pro forma based on pricing, incentives and other considerations not currently ascertainable to the developer.

Requested incentives will likely include some combination of grant, low interest loan, BF TIF, temporary property tax abatements or similar incentives based on the current MEDC programs, local Brownfield Redevelopment Authority, Downtown Development Authority or similar local programs, potential Opportunity Zone availability, or similar incentives that are yet to be identified based on any 'gap' in financing which is yet to be determined.

We have, however, been very successful in the past in structuring sophisticated financing and incentive packages for similar projects. We have active relationships with the necessary consultants, governmental officials and others to efficiently vet and garner support for a project of this nature.

Developer has the active and ongoing relationships with the banking community, and the resources to successfully complete a project of this nature, scope, and cost.



We are very confident that we will be able to develop a workable financial package during the process of this public-private partnership.

PROJECTED PRELIMINARY PROJECT COSTS

\$1.45 – \$1.70 Million	Preconstruction & Soft Costs Range
\$12.5 – \$16.2 Million	Construction Costs Range (non-prevailing wage)
\$13.95 - \$17.9 Million	Projected Total Project Range

COMMITMENT AND THANK YOU

We welcome and appreciate all the input from the public and City of Grand Haven to make this project a huge win for the community.

As stated in our original RFP response – and we stand ready and are committed to work in partnership with the City of Grand Haven to maximize the impact of the new development of the Chinook Pier site.

Our qualifications, staffing, budget, and timing statements in our original response remain unchanged, and are restated above for your reference. As we have shared, we have existing relationships with national consulting firms who specifically specialize in actively working with communities on food markets and related uses. These consultants will prove to be extremely valuable to this project.

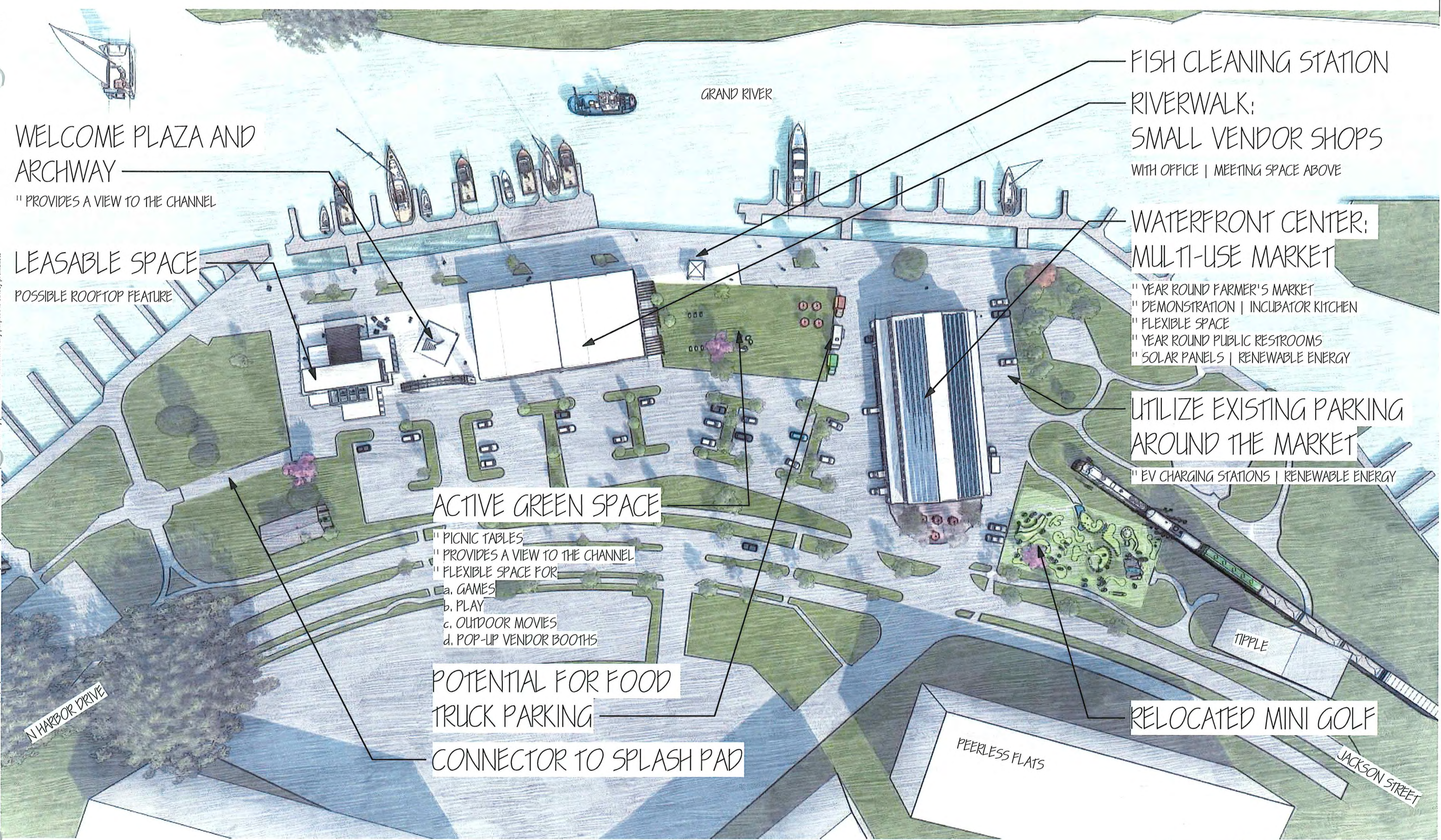
Once the selection process is completed, we stand ready to immediately enter into a Development Agreement, or similar understanding, at commence work on this exciting opportunity.

Thank you for your consideration and we are prepared to answer any questions in advance or at the City Council meeting scheduled for the evening of September 16.

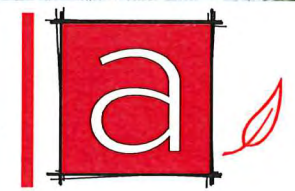
ATTACHMENTS:

- Updated Site Plan
- Updated Architectural Renderings





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WATERFRONT CENTER: MULTI-USE MARKET

- " YEAR ROUND FARMER'S MARKET
- " DEMONSTRATION | INCUBATOR KITCHEN
- " FLEXIBLE SPACE
- " YEAR ROUND PUBLIC RESTROOMS
- " SOLAR PANELS | RENEWABLE ENERGY

ACTIVE GREEN SPACE

- " PICNIC TABLES
- " PROVIDES A VIEW TO THE CHANNEL
- " FLEXIBLE SPACE FOR
 - a. GAMES
 - b. PLAY
 - c. OUTDOOR MOVIES
 - d. POP-UP VENDOR BOOTHS

RIVERWALK: SMALL VENDOR SHOPS

WITH OFFICE | MEETING SPACE ABOVE

WELCOME PLAZA AND ARCHWAY & SCULPTURE

LEASABLE SPACE


POSSIBLE ROOFTOP FEATURE


FISH CLEANING STATION

FIRE PIT AREA

30'-0"  TIPPLE
60'-0" 

PEERLESS FLATS
45'-0" 

28'-0" 

24'-0" 

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POTENTIAL FOR FOOD
TRUCK PARKING

ACTIVE GREEN SPACE

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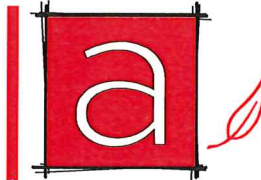
" PROVIDES A VIEW TO THE CHANNEL

LEASABLE SPACE

POSSIBLE ROOFTOP FEATURE

CONNECTOR TO
SPLASH PAD

GRAND RIVER



WATERFRONT CENTER: MULTI-USE MARKET —

- " YEAR ROUND FARMER'S MARKET
- " DEMONSTRATION | INCUBATOR KITCHEN
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- POTENTIAL FOR FOOD TRUCK PARKING

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- RIVERWALK: SMALL VENDOR SHOPS

WITH OFFICE | MEETING SPACE ABOVE


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APPLE
- 60'-0"

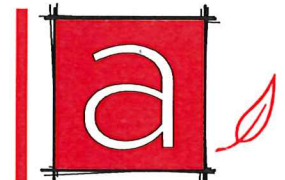
PEERLESS FLATS
45'-0"

 28'-0"

30'-0" 

COVERED WALKWAY

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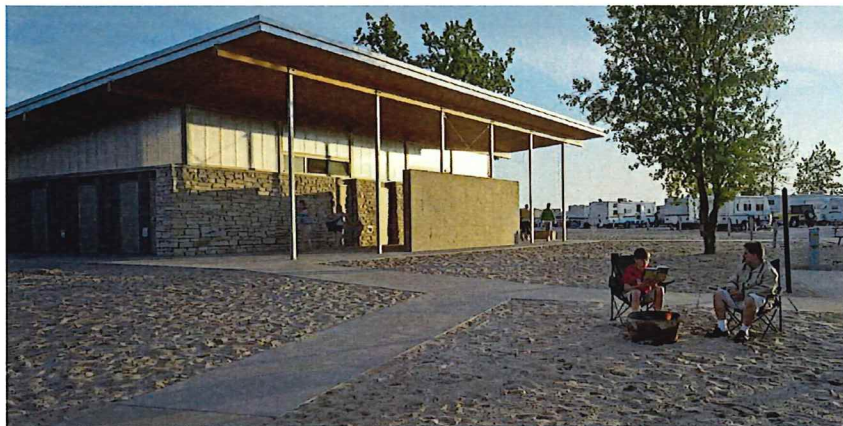


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LEASABLE SPACE LAKESHORE DESTINATION



Traverse City, Michigan



Grand Haven State Park, Michigan



Portage Lakefront Pavilion, Indiana

WATERFRONT CENTER: A MULTIUSE MARKET, CELEBRATING COMMUNITY HISTORY



Diesel Plant, Grand Haven, Michigan



Grand Trunk Depot, Grand Haven, Michigan



GHACF, Grand Haven, Michigan

RIVERWALK: SMALL VENDOR SHOPS, TRADITIONAL TO DOWN TOWN GRAND HAVEN



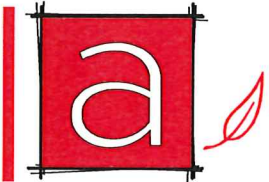
Washington St. Grand Haven, Michigan



Myrtle Beach Boardwalk, South Carolina



Wilmington Riverwalk, North Carolina



September 3, 2024

City Manager Ashley Latsch & City Planner Brian Urquhart
519 Washington Ave
Grand Haven, MI 49417

Dear Ashley and Brian,

Thank you for the opportunity to present our vision for the Chinook Pier redevelopment project and for considering our proposal. As the City Council approaches the final decision at the upcoming meeting on September 16, we would like to reaffirm our commitment to delivering a project that meets the needs and aspirations of the Grand Haven community. Some key clarifications to our proposal we would like to make include:

Commitment to Flexibility and Collaboration

We understand the importance of developing Chinook Pier in a manner that respects its historical significance and maximizes its value to the community. Considering feedback received during our presentations and the public input process, we are open to making several key adjustments to our original proposal to better align with the city's vision:

Enclosed Farmer's Market: In response to community and council feedback, we are committed to enclosing the Farmer's Market if the council directs it.

Site Plan Revisions: We are prepared to revise the site plan. Whether this means reorienting buildings, or improving loading and access for the market, we are open to making changes. We are ready to engage with city planners and stakeholders to finalize a design that works for everyone.

Ownership and Management Flexibility: To further demonstrate our commitment to the project's success, we are open to exploring various operational models for the Farmer's Market, including the possibility of owning and managing the market space ourselves and leasing it back to the city. This approach could streamline operations and ensure the market's integration with the overall development.

Adaptive and Responsive Development: Our team is committed to remaining malleable throughout this process. We are here to work with the city to refine and adapt our proposal as needed to reflect both city and community feedback. Our primary objective is to deliver a project that honors Grand Haven's heritage, enhances its downtown, and serves its residents well into the future.

As we move toward the September 16 City Council meeting, we remain committed to working closely with you and the council to ensure our proposal aligns with Grand Haven's goals. We look forward to the opportunity to make Chinook Pier a space that the community can enjoy for generations.

Thank you for your consideration and continued partnership.

Sincerely,



John Cherette, LLMSW
Director of Development
CHERETTE | GROUP
Investment Real Estate
Development, Consulting, Brokerage, Management
Mobile: 616-638-3025 | Main: 616-842-6300

Investment Real Estate | Development | Consulting | Brokerage | Management

Original Submissions



CHINOOK PIER REDEVELOPMENT DEVELOPMENT LETTER OF INTEREST

GRAND HAVEN, MI



April 16, 2024

Mr. Brian Urquhart – City Planner, City of Grand Haven
Ms. Chandí Pape – Chairperson, Grand Haven Downtown Development Authority
Delivery Address – Grand Haven City Hall, 519 Washington Ave., Grand Haven, MI 49417

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Our proposal is based on the information presented in the Request for Proposal as issued by the City of Grand Haven, dated January 17, 2024:

- Project Introduction, Background and Community Overview
- Market Conditions and Opportunities
- Additional Site Information
- Available Incentives
- Selection Process and Criteria

Our team is honored and excited to support Grand Haven's growth and help redevelop this vital site. Please do not hesitate to contact us if you have any questions. We look forward to your response to our proposal and fostering a highly successful public-private partnership with the City of Grand Haven.

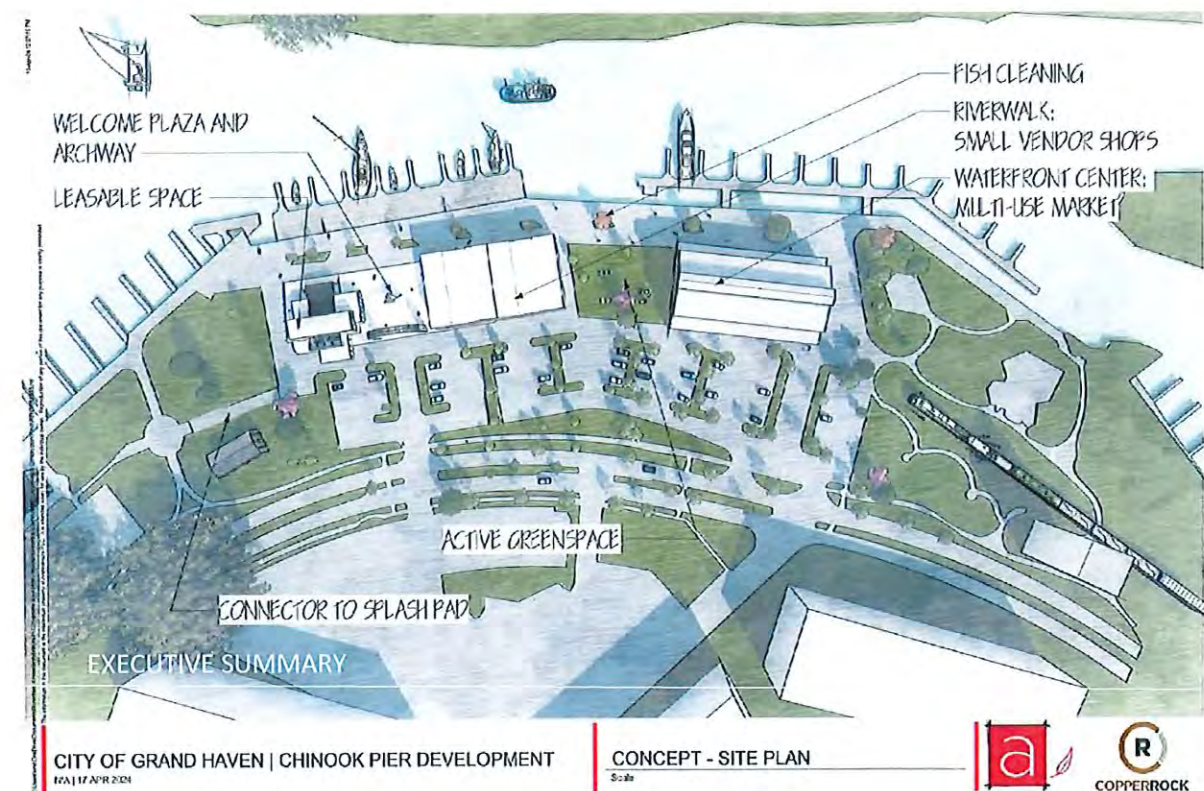
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June-December 2026 (Current estimate - Duration to be confirmed during preconstruction)

- Construct all buildings in a single phase.
- Final Inspections
- Certificate of Occupancy (COO)
- Turnover as-builts and Operation and Maintenance (O&M) Manuals to Owner

Project Completion!

RELATIONSHIP WITH THE CITY OF GRAND HAVEN

We do not have an existing formal relationship with the City of Grand Haven. We do, however, have an excellent relationship with city staff and officials given the many local projects we have successfully completed in and near the community.

PROPOSAL EXCEPTIONS

We have no major concerns. Our main questions are related to the valuation and structure of the land lease, to likely be based on an independent appraisal, and subsequent financial pro forma based on pricing, incentives, and other considerations not currently ascertainable to the developer.

Requested incentives will likely include some combination of grant, low interest loan, BF TIF, temporary property tax abatements or similar incentives based on the current MEDC programs, local Brownfield Redevelopment Authority, Downtown Development Authority or similar local programs, potential Opportunity Zone availability, or similar incentives that are yet to be identified based on any 'gap' in financing which is yet to be determined.

We have, however, been very successful in the past in structuring sophisticated financing and incentive packages for similar projects. We have active relationships with the necessary consultants, governmental officials and others to efficiently vet and garner support for a project of this nature.

Developer has many active and ongoing relationships with the banking community and has the resources to successfully complete a project of this nature, scope, and cost.

We are very confident that we will be able to develop a workable financial package during the process of this public-private partnership.

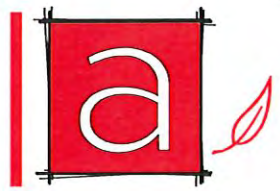
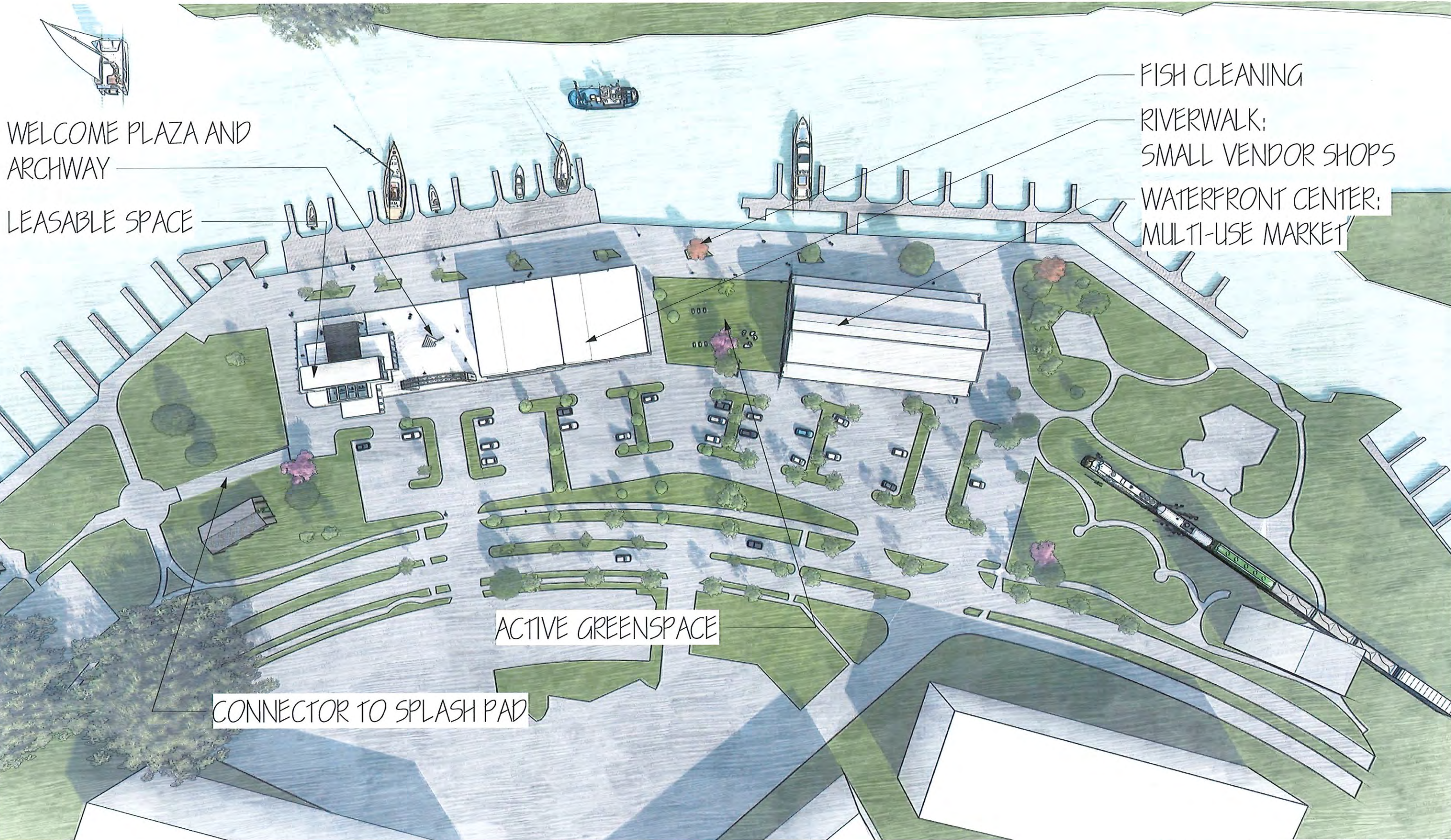
PROJECTED PRELIMINARY PROJECT COSTS

\$1.45 – \$1.70 Million.....Preconstruction & Soft Costs Range

\$12.5 – \$16.2 MillionConstruction Costs Range (non-prevailing wage)

\$13.95 - \$17.9 Million.....Projected Total Project Range





LEASABLE SPACE LAKESHORE DESTINATION



Traverse City, Michigan



Grand Haven State Park, Michigan



Portage Lakefront Pavilon, Indiana

CITY OF GRAND HAVEN | CHINOOK PIER DEVELOPMENT

N/A | 17 APR 2024

WATERFRONT CENTER: A MULTI-USE MARKET, CELEBRATING COMMUNITY HISTORY



Diesel Plant, Grand Haven, Michigan



Grand Trunk Depot, Grand Haven, Michigan



GHACF, Grand Haven, Michigan

RIVERWALK: SMALL VENDOR SHOPS, TRADITIONAL TO DOWN TOWN GRAND HAVEN



Washington St. Grand Haven, Michigan



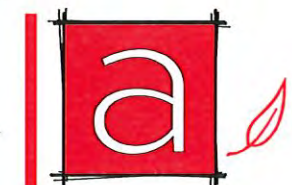
Myrtle Beach Boardwalk, South Carolina



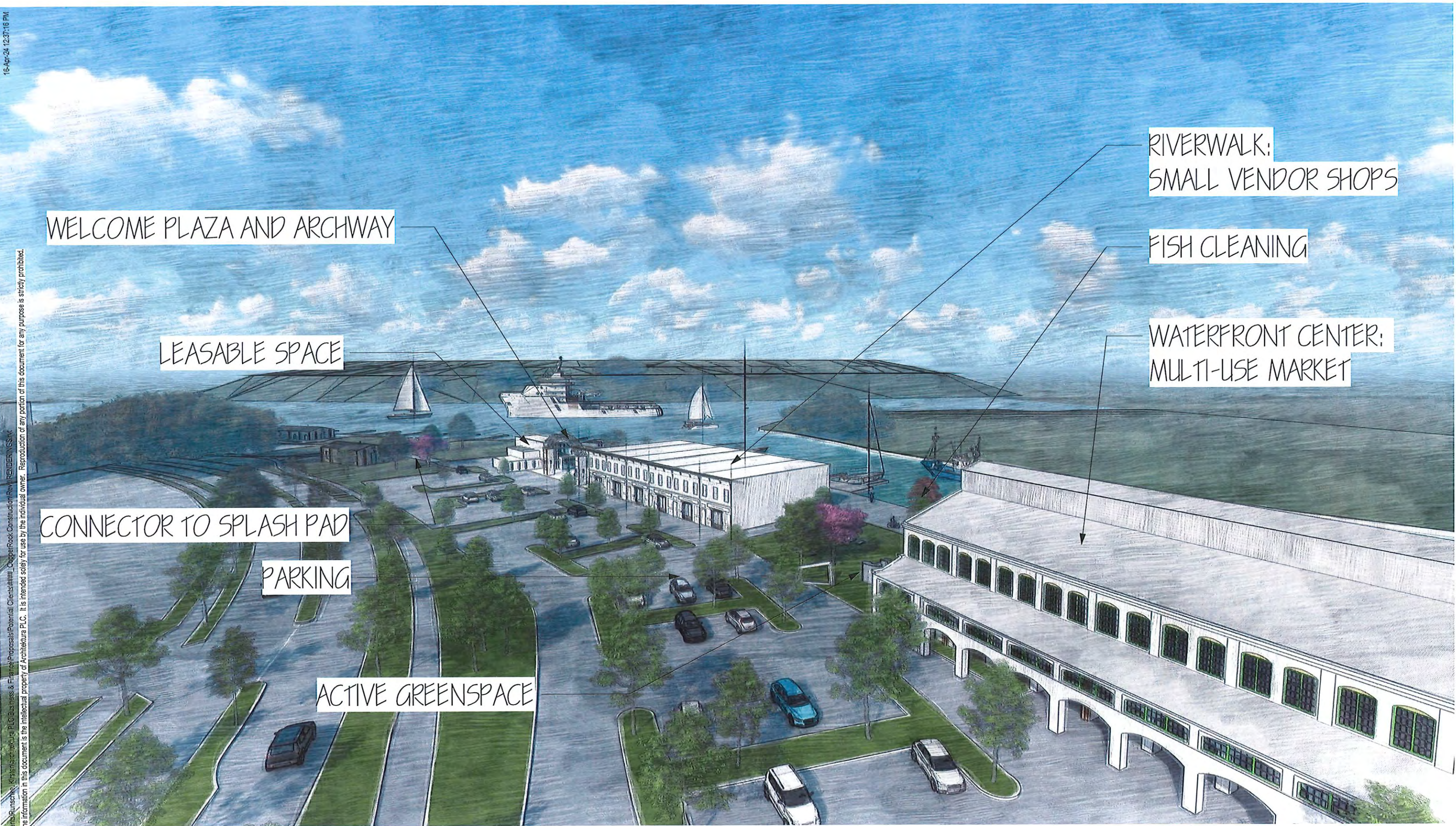
Wilmington Riverwalk, North Carolina

INSPIRATION BOARD

Scale







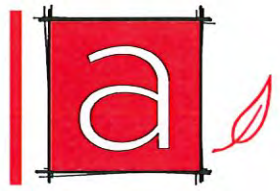
WATERFRONT CENTER: MULTI-USE MARKET

- " FARMERS MARKET
- " DEMO KITCHEN
- " FLEXIBLE SPACE

WELCOME PLAZA AND
ARCHWAY & SCULPTURE

LEASABLE SPACE

RIVERWALK: SMALL
VENDOR SHOPS WITH
OFFICE SPACE ABOVE



WATERFRONT CENTER:
MULTI-USE MARKET

- " FARMERS MARKET
- " DEMO KITCHEN
- " FLEXIBLE SPACE

RIVERWALK: SMALL
VENDOR SHOPS WITH
OFFICE SPACE ABOVE

ACTIVE GREENSPACE

- " PLAY AND GAMES
- " FLEXIBLE SPACE





LEASABLE SPACE

WELCOME PLAZA AND
ARCHWAY & SCULPTURE

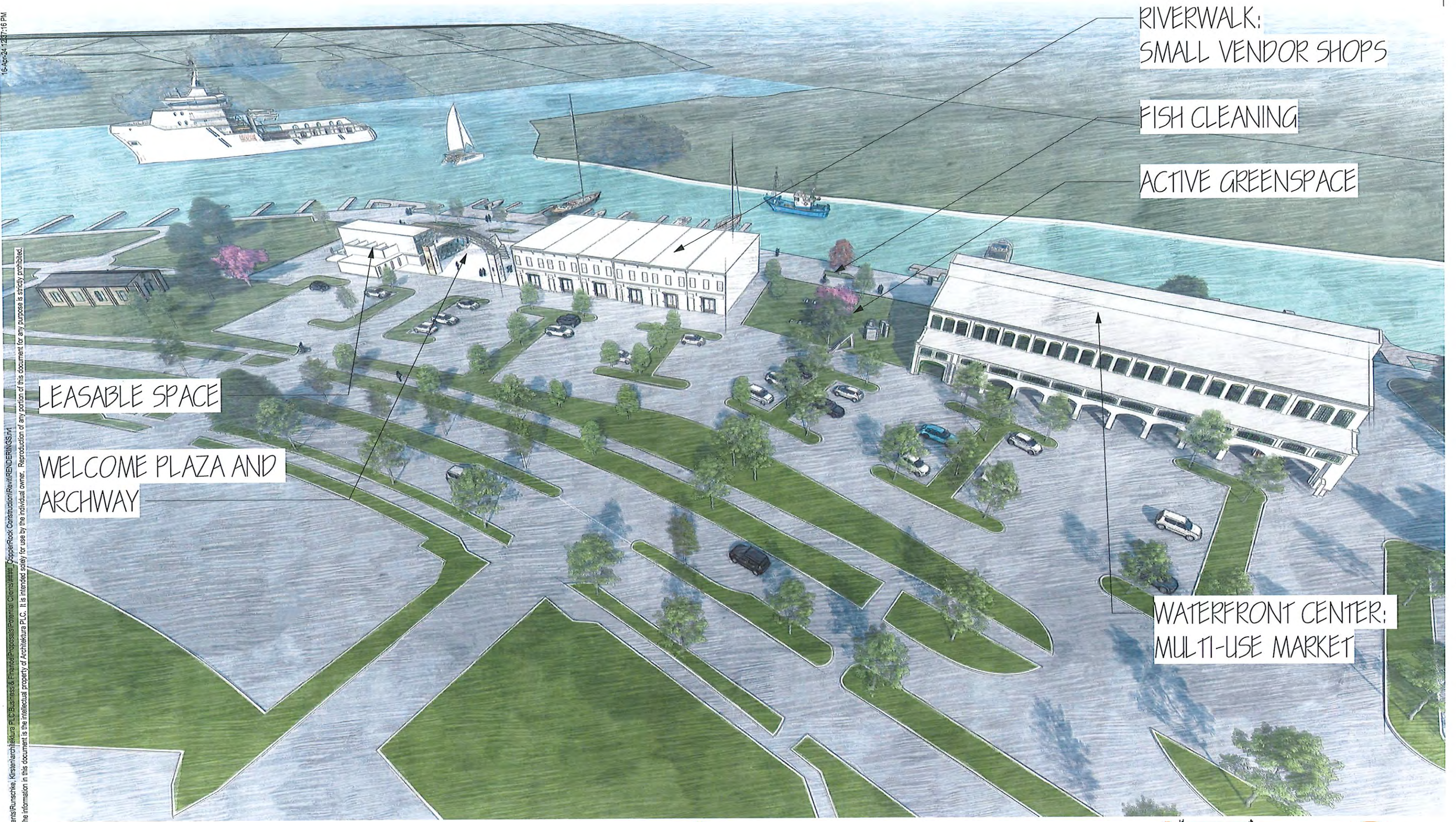
HYDRO





16-Apr-24 12:37:16 PM

C:\Users\kristi\OneDrive\Documents\Runs\chickadee\City of Grand Haven\CHINOOK PIER DEVELOPMENT\CONCEPT - BIRDSEYE\CONCEPT - BIRDSEYE.dwg
The information in this document is the intellectual property of Architektura P.L.C. It is intended solely for use by the individual owner. Reproduction of any portion of this document for any purpose is strictly prohibited.

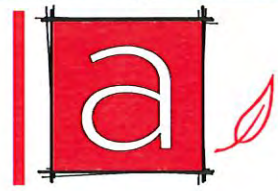


CITY OF GRAND HAVEN | CHINOOK PIER DEVELOPMENT

N/A | 17 APR 2024

CONCEPT - BIRDSEYE

Scale



COPPERROCK

CONSTRUCTION



COPPERROCK CONSTRUCTION

Construction Division

CONSTRUCTION

Our name tells it all. Copper represents conductive client communication and Rock embodies our unwavering commitment to rock-solid performance and service.

WHAT WE OFFER

- General Contracting
- Construction Management
- Enhanced Design-Build
- Owner's Representative



CONTACT

- ☎ (616) 920-1655
- ✉ info@CopperRockConstruction.com
- 📍 601 Fifth St.,
Grand Rapids, MI,
40504

➤ WHO ARE WE

CopperRock is a team of professionals who care about people and how our work affects them. We are absolutely driven to do our best for our clients with transparency and responsibility.

➤ SERVICES

➤ **Pre-Construction:** Starting a project off with an appropriate budget, quick and accurate schedule, and a high performing team is what we commit to delivering - every time.

➤ **Site Selection:** Our team can help you by determining how well the characteristics of the site match the needs of the proposed development. This will help you both in site decision-making and subsequent project execution.

➤ **Building Assessment:** We can help you by evaluating zoning restrictions, code compliance, structural, mechanical, electrical, and plumbing conditions relative to your needs. You can then make informed decisions and budget accurately for the project.

➤ **Estimating & Scheduling:** Scope, schedule and budget are the three main components of project planning. Our team can help you by providing the level of detail needed for decision-making at each phase of the planning process, from conceptual design to approved construction drawings, and throughout construction.

COPPERROCK

DEVELOPMENT



COPPERROCK CONSTRUCTION

Development Division

DEVELOPMENT

Our name tells it all. Copper represents conductive client communication and Rock embodies our unwavering commitment to rock-solid performance and service.

WHAT ELSE DO WE OFFER?

- Development Services
- Investment & Financing
- Property Management



CONTACT

- ☎ (616) 920-1655
- ✉ info@CopperRockConstruction.com
- 📍 601 Fifth St.,
Grand Rapids, MI,
40504

➤ WHO ARE WE

CopperRock is a team of professionals who care about people and how our work affects them. We are absolutely driven to do our best for our clients with transparency and responsibility.

➤ SERVICES

- • Site acquisition
- Planning and design
- Environmental analysis
- Municipal approvals
- Feasibility studies
- Budgets and operation pro forma
- Procurement of financing
- Property management following property stabilization

- Whether you're looking to buy, sell, or lease, CopperRockRE approaches every project with a combination of strategy, high effort, and hard work. CopperRockRE can assist you with all your real estate needs, in all areas including but not limited to multi-family, industrial, medical and office spaces.



COPPERROCK
CONSTRUCTION

LOCATION

15582 FERRIS ST, GRAND
HAVEN, MI 49417

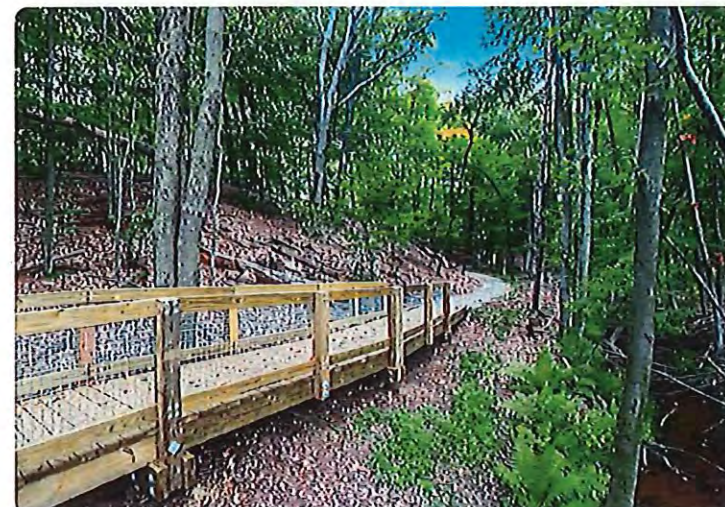
PROJECT TYPE

SOCCER FIELDS,
TENNIS AND
PICKLEBALL COURTS,
BATHROOMS, AND
BOARDER WALKING
TRAILS.

PROJECT SIZE

70 ACRES OF LAND

SCHMIDT HERITAGE PARK GRAND HAVEN, MI



COPPERROCK
CONSTRUCTION

LOCATION

101 N 3RD ST, GRAND
HAVEN, MI 49417

PROJECT TYPE

MULTI-FAMILY COMPLEX
INCLUDES 5 STORIES
WITH PARKING ON THE
FIRST LEVEL. THIS
COMPLEX ALSO
INCLUDES BALCONIES,
GAS GRILL, AND FIRE
PIT.

PROJECT SIZE

47,800 SF WITH 39
UNITS

THE TRIBUNE LOFTS GRAND HAVEN, MI





COPPERROCK
CONSTRUCTION

LOCATION

324 LYON ST. GRAND
RAPIDS, MI 49503

PROJECT TYPE

OFFICE BUILDING
RENOVATION

PROJECT SIZE

22,500 SQ FT

OUR HOPE
GRAND RAPIDS, MI



COPPERROCK
CONSTRUCTION

LOCATION

12 QUARTERLINE ST,
NEWAYGO, MI 49337

PROJECT TYPE

RENOVATIONS TO
EXISTING BUILDING.

PROJECT SIZE

10,500 SQ FT

**NEWAGO COUNTY
MUSEUM**
NEWAGO, MI





LOCATION

6 SHERMAN AVE. GRAND
HAVEN, MI 49417

PROJECT TYPE

BUILD FOR GRAND HAVEN
AREA COMMUNITY
FOUNDATION.

PROJECT SIZE

9,524 SQ FT

GRAND HAVEN AREA COMMUNITY FOUNDATION GRAND HAVEN, MI



GRAND HAVEN CUSTOM MOLDING

LOCATION

1500 S BEECHTREE
ST, GRAND HAVEN, MI
49417

PROJECT TYPE

WAREHOUSE FULFILLMENT
CENTER

PROJECT SIZE

50,250 SF

BUILDING STRONG





CONTACT

CELL
616.840.5516

EMAIL
GregT@CopperRockConstruction.com

TRAINING &
EDUCATION

CCIM DESIGNATION
CERTIFIED COMMERCIAL
INVESTMENT MEMBER

CPM DESIGNATION
CERTIFIED PROPERTY MANAGER

BROKERAGE LICENSE
LICENSED MICHIGAN REAL ESTATE
BROKER AND ASSOCIATE BROKER OF
COPPERROCK CONSTRUCTION

WESTERN MICHIGAN UNIVERSITY
BACHELORS OF SCIENCE IN
ORGANIZATIONAL COMMUNICATIONS

601 FIFTH STREET NW | SUITE 300 GRAND
RAPIDS, MI 49504 | 616.920.1655
COPPERROCKCONSTRUCTION.COM

GREG TAYLOR

SENIOR CONSTRUCTION AND DEVELOPMENT SPECIALIST

PROFESSIONAL EXPERIENCE:

Greg has successfully worked in the construction, development and real estate industry throughout Michigan and multiple other states during his extensive career. These experiences have involved participation from concept, through construction, to stabilization, and to the eventual disposition on a multitude of property uses and types.

Given this diverse background, Greg has been involved in organizing, managing and operating several property-related businesses. His commitment to character, fundamentals, creativity, and innovation have allowed him to earn a leadership role in several 'first to market' projects. With the grit, skill, and determination to complete some of the region's most complex and challenging projects, it is the lasting relationships and trust of his clients that has served as the true hallmark of Greg's career.

PROJECT EXPERIENCE:

THE EXCHANGE 15-STORY MIXED-USE DEVELOPMENT-
KALAMAZOO, MI

WESTERN MICHIGAN UNIVERSITY HOUSING -1,560
BEDROOMS - KALAMAZOO, MI

FORMER STRYKER CORPORATE HEADQUARTERS
PORTAGE, MI

MIXED-USE P.U.D. DEVELOPMENT-
FOUNTAIN HILLS, AZ

MULTIPLE LIGHT INDUSTRIAL FACILITIES
THROUGHOUT MICHIGAN

CO-BROKER ON SEVERAL APARTMENT
DISPOSITIONS THROUGHOUT MICHIGAN

MIXED-USE DEVELOPMENT ADVISOR
MIDTOWN - DETROIT, MI

CORPORATE CAMPUS DEVELOPMENT -
KALAMAZOO, MI



CONTACT

CELL
616.490.0187

EMAIL
JimR@CopperRockConstruction.com

TRAINING &
EDUCATION

FERRIS STATE UNIVERSITY
CONSTRUCTION MANAGEMENT

GRAND RAPIDS COMMUNITY
COLLEGE
SCIENCE AND ARCHITECTURE
TECHNOLOGY

US GREEN BUILDING COUNCIL
LEED ACCREDITATION

OSHA
10-HOUR CERTIFICATION

601 FIFTH STREET NW | SUITE 300 GRAND
RAPIDS, MI 49504 | 616.920.1655
COPPERROCKCONSTRUCTION.COM

JIM REYERS

PROJECT MANAGER

PROFESSIONAL EXPERIENCE:

Jim has over 20 years of general construction and design-build expertise, and has successfully completed commercial, municipal, industrial, multi-family, automotive, and higher education projects. His extensive background and certifications allow Jim to manage any type of project to its ideal conclusion.

PROJECT EXPERIENCE:

GR BALLET COMPANY PERFORMANCE HALL – GRAND
RAPIDS, MI

GVSU CALDER ARTS CENTER – ALLENDALE, MI

GVSU KIRKHOF CENTER REMODEL – ALLENDALE, MI LMCU

VAN BUREN CENTER – SOUTH HAVEN, MI

LMCU CULINARY ARTS KITCHEN – SOUTH HAVEN, MI

YMCA WELLNESS CENTER – LANSING, MI

CONTRACTORS STEEL – GRAND RAPIDS, MI

JDTI MANUFACTURING – ALLENDALE, MI



architektura

FIRM PROFILE_

architektura ^{PLC}

Grand Haven, MI

2
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2
4

DATA.

architektura plc

Founded: 2013

Size: XS

Disciplines: Architectural, 3D Scanning

Owner + Founder: Kirsten Runschke, AIA

Location: Grand Haven, MI

Insurance: Yes

Professional Registrations: Michigan

CONTENT.

OVERVIEW.

OUR TEAM.

OUR WORK.

FIRM DATA.

OVERVIEW.

WHO WE ARE

We pride ourselves on providing a very individualized approach to our client. We manage and lead each project from concept to completion, ensure high quality work, and meet your budget and schedule. Further, our continuous collaboration with our peers in the industry allows us to scale according to the size of the projects we take on which results in a full service, multi-disciplined design team, that meets the demands of even our most complex projects.

Architektura PLC is an architectural design firm founded in 2013 by Kirsten Runschke, based in Grand Haven, Michigan. Licensed and insured, architektura provides quality design services to a variety of clients and has partnered with many professionals in the area to deliver exceptional projects. We pride ourselves in service to our community and clients. We are well known for our integrity, transparency, and stewardship to the community.

HOW WE WORK

We are a privately held firm that works in collaborative team environments to bring together various areas of expertise. Our approach allows our small firm to scale and attain the right expertise required for each project. We love to learn from each other and our clients. We are determined and persistent to seek out the best possible solution. We are completely nontraditional and will explore unique solutions without any preconceived notions of how a project should be. We are here for you.

WE ARE PASSIONATE

We are a privately held firm that works in collaborative team environments to bring together various areas of expertise. Our approach allows our small firm to scale and attain the right expertise required for each project. We love to learn from each other and our clients. We are determined and persistent to seek out the best possible solution. We are completely nontraditional and will explore unique solutions without any preconceived notions of how a project should be. We are here for you.

WE ARE TRUSTED

Our firm philosophy is to create the right team for the right project, we are delighted to have such great working relationships with several local firms and their support if the projects require a larger team or their specific expertise.

OUR TEAM.



Image By_
Lens Kings

VERSATILITY IS WHAT
SETS US APART FROM
THE REST.
ENTREPRENEURIAL
MINDSET MAKES
US GOOD PROBLEM
SOLVERS AND ABILITY
TO UNDERSTAND
THINGS FROM
THE OWNER'S
PERSPECTIVE.

Kirsten A Runschke

AIA, NCARB, LEED®AP
Owner + Founder | Architect



Kirsten, the founding principal of architektura LLC with over 20 years of industry experience, fortunate to have received training from mentor and father Kirsten's approach to design is client-centered, reflecting her flexibility and adaptability to meet the unique need of each project. By starting with a blank slate, she allows herself and her team to approach each project with an open mind, fostering a collaborative learning process, encouraging exploration of different design options, she ensures that all perspectives are considered, leading to a well-rounded comprehensive solution. Her ability to adapt her design approach to different project types from commercial, educational, institutional, industrial, and single and multi-family residential project types. It's evident that Kirsten is not only committed to her professional endeavors but also actively involved in serving her community. As the current President of the Rotary Club of Grand Haven, she leads by example, reinforcing the Rotary motto of "Service Above Self" and encourage a strong culture of giving back to the community. Kirsten also sits on the Board for the Tri-Cities YMCA and chairs its Facility Committee. Spending much of her free time outside hiking, sailing, skiing, and cycling.

Contact

P: 616.843.1002
E: kirsten.runschke@architekturapl.com
W: architekturaapl.com

Education

Masters of Architecture

University of Illinois at Chicago, Illinois
2004

Bachelor of Arts in Architectural Studies

University of Illinois at Chicago, Illinois
2002

Community Engagement

Rotary Club of Grand Haven, President 2023-2024
Tri-Cities Family YMCA, Board Member

Pertinent Experience

Women's Resource Center, Grand Rapids MI

New Headquarter Addition and Renovations, LEED® Silver

Grand Haven Area Community Foundation, Grand Haven MI

New Headquarter Renovations

Spring Lake Country Club, Spring Lake MI

Master Plan 40,000 SF design and concept

Public Schools of Petoskey, Petoskey MI

Multiple Projects, All Schools

Aldea Coffee, Muskegon MI

New tenant buildout

Production Facility and Office Renovations

Baker College, Muskegon MI

New 25,000 SF Health Sciences Building

The Lofts, Grand Haven MI

Addition and Renovations

Adelaide Pointe, Muskegon MI

New Marine Service and Boater Services Buildings

Magda Smoleńska

AIA, NCARB, CDT, LEED®AP
Principal | Architect



Magda's remarkable 20-year career in the industry is marked by her energetic approach to architectural projects, a method that has consistently garnered the trust and admiration of peers and clients alike. Her commitment to staying abreast of the latest industry trends and standards is evident in her frequent attendance at seminars and her collaboration with trade partners.

Magda believes deeply in the potential of every project, no matter its scale. "Whether it's replacing a roof for a small business owner ready for a fresh start, or constructing a new science building for a large university, I see incredible opportunities in all projects," she says. "Success is not just about the end product—it's about the relationships we build, the reputation we maintain, and the quality of our work."

Outside of her professional life, Magda channels her creativity into her art, exhibiting her pieces across Michigan and the Chicago area. She is an active board member of Aldea Coffee, a B Corp certified company, and a regular volunteer with the local Rotary club. Her dedication to fitness and maintaining a healthy work/life balance was recognized with the Governor's Fitness Award in 2017. However, Magda is likely happiest outdoors, whether she's cooking up a new recipe or spending time with her two beloved dogs.

Contact

P: 616.843.1003
E: magda.smolenska@architekturapl.com
W: architekturaapl.com

Education

Masters of Architecture

University of Illinois at Chicago, Illinois
2004

Bachelor of Arts in Architectural Studies

University of Illinois at Chicago, Illinois
2002

Community Engagement

City of Grand Haven, Planning Commission
Aldea Development, Board Member
Lakeshore Visual Arts Collective, Member

Pertinent Experience

Adelaide Pointe, Muskegon MI

New 20,000 SF Mixed-Use Building

Women's Resource Center, Grand Rapids MI

New Headquarters Addition and Renovations, LEED® Silver

Public Schools of Petoskey, Petoskey MI

High School Main Entry and Weight room Addition

Baker College, Muskegon MI

New 25,000 SF Health Sciences Building

Engine Power Components, Grand Haven MI

20,000 SF Office Renovation

Cornerstone University, Grand Rapids MI

Center for Science and Technology, 12,000 SF, AIA award

Lake Michigan College, Benton Harbor MI

Hanson Technology Center, 10,000 SF, AIA award

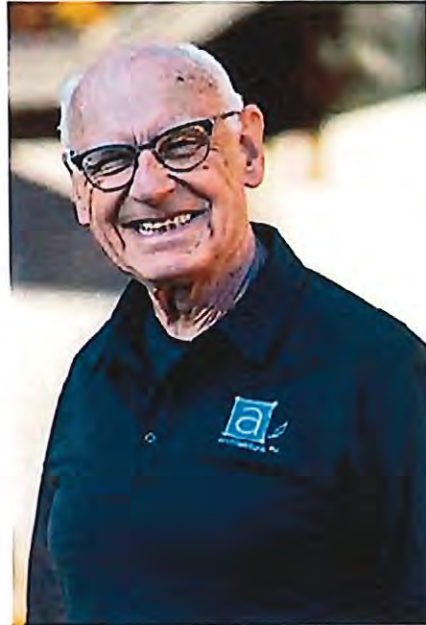
Giespy Group/Meijer, Lansing MI

New mixed-use development, Meijer (Bridge Street market)

Gernot A Runschke

A.AIA

Project Manager | Architekt | Construction Administrator



Gernot has been practicing architecture for over 50 years. He continues to excel in the field of architecture with expertise from complex renovation to challenging new construction. As an Architect, Gernot's responsibilities include programs and assessments, project design, construction detailing and documentation, budgeting and construction administration. In addition Gernot's ability to communicate with the clients leadership team made him the primary contender for many large and small projects. Gernot's leadership and experience are instrumental in the growth and success of the architectural firm, Architektura. An advocate for helping others, Gernot is a 35 year member of the Rotary Club of Grand Haven, a Past President for the club and past District Governor for District 6290, currently serves as District 6290's Foundation Chair. In his years as a Rotarian he wrote and obtained grants for building water systems in the developing world. He has overseen the construction of water systems in 18 villages in the mountains of Honduras. He was also instrumental in the remodeling and renovation of the Hospital de Occidente, in Santa Rosa de Copán, Honduras.

Contact

P : 616.566.3815

E : gernotrunschke@gmail.com

w : architekturaapl.com

Education

Detmold School of Architecture and Interior Architecture, Germany

Community Engagement

Rotary Club of Grand Haven, District 6290
Foundation Chair

Pertinent Experience

Public Schools of Petoskey, Petoskey MI

Multiple Projects, all schools

City of Grand Haven, Grand Haven MI

Department of Public Safety Addition and Renovations

Department of Community Development Renovations

FMD Branch Bank, MI

Multiple locations

St Francis De Sales Catholic Church, Muskegon MI

Additions and Renovations

Spring Lake Country Club, Spring Lake MI

Additions and Renovations

Howard Miller Public Library, Zeeland MI

New building

Helen Devos Children's Hospital, Grand Rapids MI

Pedestrian Bridge Ways

Forest Hills Public Schools, Kent County MI

Central, Eastern and Northern High School additions

Zbyszek Smoleński

Technician | Draftsman | Field Assistant



Zbyszek, a Polish immigrant, got his start with CAD in a precision machine shop, operating and programming robots while attending college for an associate degree. He is a highly motivated, detail-oriented drafter, and self-starter. Running the 3D laser scanning and point cloud modeling of facilities and field measuring to ensure accuracy has always been his career goal.

"leave the tape measure at home, I will take it from here."

For Zbyszek architecture is the melding of art and logic.

Zbyszek loves learning new skills and is constantly researching program updates and ways to improve efficiency. He is meticulous in presenting good quality drawings, taking the time and effort to ensure the graphic presentation of every detail is well articulated. When Zbyszek is not working, he enjoys spending time with his wife, and playing in the backyard with his two daughters.

Contact

P : 630.460.8219

E : zack.smolenski@s2buildingsolutions.com

w : architekturaapl.com

Education

College of DuPage, Illinois

Experience

Zbyszek assists in a variety of projects and is currently in the process of developing our 3D laser scanning practice.

High Definition Scanning

Scan and deliver point cloud data of existing buildings. Accurate and fast, you can take on projects of the most complex geometry and be sure they are correct. Point cloud data can easily be converted into complete 3D models to be used with programs like Revit or Autocad.

Virtual Tours

Sell your building faster with real life 3d tour. Photo realistic imagery can reach your prospective buyers faster, and provide them with accurate information with a click of a button.

**WE CONTINUE
TO INNOVATE
WITH EVERY
PROJECT.**

10

OUR WORK.



11

ADELAIDE POINTE

DESCRIPTION

Adelaide Pointe is a multi-phased, mixed - use development to revitalize a 30-acre waterfront property that was previously industrial. The new development will include: a marina, enclosed boat storage on site, luxury condo buildings, expanded public trails and fishing access, office/retail buildings and a multi-use building (restaurant/event center/retail/marina amenities).

The developer has assembled a diverse team of investors, environmentalists, engineers, and architects to execute this project. The team was challenged with the complexities of site remediation and planning an unprecedented sustainable development for the area.

When completed, this will be the largest mass timber concentration of buildings in all of Michigan. The mixed use building, currently under construction will be home to Yacht Sales, Muskegon Brewing Company, Venue, and Office space. This unique opportunity has allowed us to partner with several different engineering groups, land surveyors, environmentalists, contractors, and investors to created a truly unique vision of this post-industrial property.



STATUS_	LOCATION_
In construction	Muskegon, MI
YEARS_	MASS TIMBER
2021 -2024	



WOMEN'S RESOURCE CENTER



DESCRIPTION

Located in the vibrant third ward of Grand Rapids, the historic building that once served as a fire station has been beautifully transformed into the new headquarters for the Women's Resource Center. This strategic location significantly enhances the WRC's mission to empower women by minimizing transportation hurdles, thus making its resources more accessible to the community.

Architektura was tasked with converting this landmark into a modern, LEED® certified facility while preserving its historical integrity. The renovation spans approximately 6,000 square feet and incorporates a host of functional and empowering spaces designed to support women in various aspects of their professional and personal development.

Through careful and thoughtful design, Architektura has not only revitalized a piece of Grand Rapids' heritage but has also created a space that stands as a beacon of support and empowerment for women in the community.

STATUS_
Completed

LOCATION_
Grand Rapids, MI

YEARS_
2022 - 2023

LEED® Silver Certified, U.S. Green Building Council



PETOSKEY PUBLIC SCHOOLS



DESCRIPTION

Architektura and the Public Schools of Petoskey have a long standing relationship working together to support the district in achieving their facility goals and providing the best environments for their students, staff, and the overall community.

SERVICES PROVIDED

- facility assessment
- bond consulting
- visioning and master planning
- architecture and engineering
- site design
- interior design
- wayfinding
- construction administration

STATUS_ Completed	LOCATION_ Petoskey, MI
YEARS_ 2017 - PRES-	BOND & SINKING FUND WORK



FEAUTURED PROJECTS_ HIGH SCHOOL WEIGHT ROOM

HIGH SCHOOL ENTRY

The High School Entrance was in need of an update to highlight the main entrance point to campus, be accessible for all, and engineered for Michigan winters.

THE LOFTS



DESCRIPTION

Developing luxury apartments atop an existing building presents an innovative and upscale approach to urban living, transforming the structure into a vibrant vertical community. This project will seamlessly integrate luxury living spaces with the existing architecture, offering residents premium amenities and breathtaking views. The new construction will feature a modern façade that enhances the structure's original character while adding a contemporary elegance that appeals to high-end buyers. Positioned on top of an existing landmark, the new apartments will benefit from the building's central location, close to business districts, shopping areas and cultural attractions, adding to the urban lifestyle convenience.

This project aims to redefine luxury urban living by offering an exclusive retreat that combines comfort, elegance, and functionality in the heart of the city.

STATUS_
In Progress

LOCATION_
Grand Haven, MI

YEARS_
2020-2026

