

**BID FOR PROPERTY**  
**1031 KENSINGTON AVE. SW, GRAND RAPIDS, MI**

PREPARED FOR:  
Alex Smart, Executive Director of Facilities and Operations  
Grand Rapids Public Schools



## 1. Who is CopperRock Construction:

Our name describes our philosophy, Copper represents conductive client communication and Rock embodies our unwavering commitment to rock-solid performance and service. Our mission is to provide the best building experience for our represented clients. We believe great communities are the product of the people who live and work in them. We strive to provide our clients the best quality spaces to serve their communities.

CopperRock Construction is a Grand Rapids-based general contractor and real estate development company and has extensive experience in the development of projects similar to the subject at 1031 Kensington Ave. CopperRock has 30 active projects in Grand Rapids and approximately 1,500 units of multi-family or mixed-use projects in development or under construction throughout Michigan.

## 2. Development Opportunity:

### Site History

The subject parcel is home to the Kensington School building, which was built in 1925 and most recently operated as Adelante High School, until it's closing in 2004. The site is approximately 2.65-acres, boarding Kensington Ave to the east, residential housing to the north, and wooded areas to the west and south. Improvements to the property include the 2-story Kensington building, an asphalt parking lot, and several concrete sidewalks.

### Proposed Development

CopperRock proposes to conduct due diligence under a Purchase Agreement to acquire and redevelop the property, keeping the Kensington building, into a modern, mixed-use project to include apartments and community center space. Repurposing the Kensington building, in lieu of demolition and new construction, would preserve the character of the neighborhood and history of the site as it approaches its centennial mark. A community center would spur new activity and engagement with local organizations, and apartments would add to the much needed additional housing supply, as evidenced in the 2020 Grand Rapids/Kent County Housing Needs Assessment.

### Bid Proposal

- Purchase Price: \$385,001
- Bid Security: \$5,000
- Due Diligence Period: 90 days



## PROJECT TEAM

CopperRock is pleased to provide the following key and lead team members:

- Dean Rosendall – President
- Carson Gray – Director of Development and Real Estate
- Greg Taylor – Senior Construction and Development Specialist
- Matthew Hall – Preconstruction Manager
- Ryan Brown – Business Development Manager

## THANK YOU FOR YOUR CONSIDERATION!

Respectfully submitted by:

CopperRock Construction

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