

Executive Summary

The construction of the new Kent County Human Services Complex located on Franklin Street and Jefferson Avenue in Grand Rapids is located within a residential neighborhood. The existing building was demolished in December 2007 and January 2008 to allow for the new construction which is made up of a new 3-storey building on one City block with on-site parking on the North and another parking area on the South along Jefferson Avenue. The exterior finish is a combination of brick and curtain walls / store fronts for lighting and view. This will be a multi-tenant building to be occupied by the Kent County Health Clinic, State of Michigan Department of Human Services and ACSET (Community Action and Michigan Works) and will serve the needs of people living in Kent County and its surrounding areas.

It is important to note that this is a LEED project and is designed as such with equipments and fixtures that meet the requirements. The north parking lot is designed to be a permeable pavement allowing surface water to drain. Bathroom fixtures have been specified to be water efficient as well as light fixtures that are sensor controlled. The landscape was designed with plants that would require little or no maintenance and survive the Michigan weather. Construction waste is sorted and recycled for items that are recyclable before the un-recyclable waste goes to the landfill. Adhesives and sealants with low VOC have been specified for use on this project. Regionally manufactured products/material has also been designed into the project.

The due care plan submitted by owner's agent is in place for the contaminated soils. This information has been made a part of the contract documents and all trades people on-site are informed accordingly.

Successful completion of this project will require close and careful coordination between the Kent County staff, Design Plus and their TEAM of Engineers, The Christman Company and all the Trade Contractors.

The project status for period ending April 28, 2008 is as follows:

A. Budget Status

The Christman Company with the rest of the project TEAM is working hard to keep the project on schedule and within budget.

The issues resulting in cost changes are being tracked by The Christman Company and communicated to the Project TEAM. To date, there have been two approved Owner Change Orders to the project. The Christman Company also continues to track some cost items that are pending or estimated which are incorporated into the budget to accurately project the anticipated budget. The Christman Company does not track any Owner direct costs.

Within the Construction Budget, is the Owner Controlled Contingency. This source of money will be used by The Christman Company to fund certain types of costs as described in the Contract between

the Owner – Kent County and The Christman Company. Usage of the Owner Controlled Contingency requires the Owner's approval and this is discussed at the bi-weekly Project TEAM Meetings.

B. Schedule

The scheduled date for Substantial Completion is May 31, 2009 with final acceptance and turn-over. The Christman Company is in the process of buying out the rest of the project and awards will be made by the first week of May, 2008. The awards would be for: WC 18 – Aluminum Storefront, Curtain Wall and Glazing; WC 28A – Technology Wiring and Cabling, WC 28B - Audio and Video Systems, WC 28C – Security Systems and WC 31 – Commissioning.

Currently, work is in progress at the project site with several activities: footings and foundations partially completed, basement floor slab, structural steel and precast planks installed, site and underground utility work, stair S3, elevators E1 and E2 masonry work, associated plumbing and electrical rough-in, basement plumbing and electrical, loading dock retaining walls, back fill and compaction, water retention/detention system at the south lot completed, south lot curbs and gutters, structural steel for the building, continue hauling excess soil material to the land fill, etc.

Structural steel was delivered on April 23, 2008 and erection started April 29, 2008 from the east towards the west side of the building after the erection crane was assembled on-site.

All Trade Contractors on-site appear to be very cooperative and are working together to achieve the goals.

C. Safety Issues

Safety is very important to The Christman Company and safety of the worker on-site is of the utmost importance. All trades people on-site are made aware of this through bi-weekly safety meetings and weekly "tool box safety meetings". To date, the Project has not been any accidents and/or incidents on site thanks to all people on-site.

D. Project Issues

South Lot – need to remove existing retaining walls, fences, shrubs and trees along the fence line to allow for work to proceed accordingly in the affected areas. The County is in the process of working with the neighbors at this time on a resolution in order to proceed

The south lot lighting is being redesigned. The installation of conduits for the new light poles and bases for the lot is pending the redesign which is required by LEED and the City of Grand Rapids. The Design TEAM is working on this with the City.

Existing concrete materials and debris were encountered during excavation and TCC is tracking this issue as the site at one time had 14 residential lots that were demolished several years ago and rubble was removed prior to backfill. This is on-going.

We continue to encounter existing rubble (buried) during excavation for both the North and South lots. These are removed and hauled to a class II landfill. The over excavation is backfilled and compacted. SME testing is on-site checking on backfills and compaction to ensure that they meet the specified standard.

The Christman Company continues to work through these issues and communicates same to the Project TEAM - Kent County, Design Plus, etc. on resolutions.