

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 in different dumpsters 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 May 30, 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 all 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 project has been completely bought out and all awards made.

Currently, work is in progress at the project site with several activities. These activities include and not limited to the following:

- ❖ Structural steel erection from east side of the building to the west. Metal decking installed on the 2nd floor and detailing was in progress;
- ❖ Masonry work in the basement and for stair towers S2, S4 and elevator E3;
- ❖ Stair S3, elevators E1 and E2 masonry work has been completed with associated plumbing and electrical rough-in;
- ❖ Basement - mechanical, plumbing and electrical work and rough-in was on-going;
- ❖ First floor - started excavation and installation of under slab plumbing work;
- ❖ misc. back fill and compaction,
- ❖ South lot - miscellaneous electrical work at the South lot, curb and gutter work, retaining walls along Major Place was installed, etc.
- ❖ The project drainage plan narrative and calculations for the South lot has been approved as installed. Work in this area was stopped for 2 weeks pending City's approval.

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, no accidents and/or incidents have been recorded on site.

D. Project Issues

There have been concerns and questions regarding electrical and fiber optic services to the South lot gates and boring under Franklin Street. Existing conditions show several different utilities running along Franklin Street and at different elevations making boring under Franklin difficult with out damaging and/or interrupting these utilities. We need to get power to the parking lot gates from the emergency generator in case of power outage to be able to let cars out. The County and Design Plus (Design TEAM) are working to get this issue resolved with the City. We are considering the option of adding a smaller generator or modifying the gate system to allow egress in the event of a power outage.

The south lot lighting is being redesigned. Installation of underground conduits for the new light pole bases and poles is pending the redesign which is required by LEED and the City of Grand Rapids. To

meet LEED lighting requirements for the South lot, it is proposed that the number of light poles and fixtures be increased while reducing the height of the poles from 20' (perimeter) and 25' (interior) to 16'.

For the North lot – it is proposed that the number of light poles, fixtures and height of poles be reduced. The Design TEAM is working on this with the City and work will proceed as soon as this revision and re-design is approved. These will all be part of a future bulletin.

Doors and hardware schedules have been revised to accommodate and ensure that all the tenant spaces are per tenant specification and approved by Kent County. This was also done to restrict access/isolate each tenant space from the other. Some hardware sets were revised to wireless and some hardwired. And for security, additional card readers were added to the three elevators. This was addressed in Bulletin #2 with other issues. The Christman Company is in the process of reviewing the pricing received for this bulletin.

There is an up-coming electrical bulletin to clarify and identify several of the electrical issues which will include site lighting revisions (North & South Lot), primary feed to the building for building service and for the fire pump, fiber optic service location and feed, and other miscellaneous issues.

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