

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 contaminated soils. This information has been made a part of the contract documents and all trades people on-site are informed accordingly after watching The Christman Company Safety video.

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, Trade Contractors and Owner's Subcontractors.

The project status for period ending June 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 four (4) 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.

The Owner Controlled Contingency is within the Construction Budget. 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 29, 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 is 90% complete. Metal decking installed on the 2nd, 3rd, and Penthouse floors. Shear studs installed and detailing was in progress;
- ❖ Masonry work for all stair towers and elevators is 95%;
- ❖ Stairs – Stair S3 steel pans have been pour and installation of stair S2 steel was in progress;
- ❖ Basement - mechanical, plumbing and electrical work and rough-in was on-going. Spiral ductwork installed and ends protected from dust and debris per LEED;
- ❖ First floor - under slab mechanical, electrical and plumbing rough-in work was in progress;
- ❖ Misc. back fill and compaction;
- ❖ Second and third floors – concrete floor slab poured and overhead MEP rough-in started;
- ❖ Penthouse floor – metal decking installed. Detailing in progress;
- ❖ Roof – installation of steel joist framing started with metal decking being installed too;
- ❖ South lot – no work was done pending approval of Bulletin #3 which has the electrical revisions per LEED requirement;

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 workers 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. No emergency power back-up is required for the south lot secured parking gates.

The south lot lighting has been redesigned and Bulletin #3 issued. Cost estimates received from subcontractors are being reviewed and The Christman Company is waiting for Owner approval for work to resume in the south lot. With the approval, underground work will resume after which the lot would be ready for prep work and 1st coat of bituminous paving installed. This would allow for trades people on-site to park their vehicles there.

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 has reviewed the bulletin pricing and has submitted same to the Owner and Design Plus for review and approval.

There is a proposal to furnish and install some benches in the first floor lobby and hallways. This would be part of a future Bulletin to include other misc. items.

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