

Executive Summary

The construction of the new Kent County Human Services Complex 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 3-storey building construction a 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 wall and 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 (Leadership in Energy and Environmental Design) 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 Engineers, The Christman Company, Trade Contractors and Owner's Subcontractors.

The project status for period ending July 31, 2008 is as follows:

A. Budget Status

The Christman Company with the Architect and subcontractors 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 Architect – Design Plus and the Owner – Kent County. To date, there have been eight (8) 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 Meetings with Kent County, Design Plus and The Christman Company.

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 awards made to all subcontracts has been awarded.

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

- ❖ Structural steel erection is 95% complete. Roof metal decking is installed and detailing is in progress. Adjusting of installed brick frames is in progress;
- ❖ Masonry work for all stair towers and elevators has been completed;
- ❖ Stairs – Stair S2 steel pans have been poured and handrails installed. Stair S4 steel was installed and concrete poured, misc. detailing is in progress;
- ❖ Basement - mechanical, plumbing and electrical work and rough-in was on-going. Spiral ductwork is being installed and open ends are protected from dust and debris as required on a LEED project;
- ❖ First floor - under floor mechanical, electrical and plumbing rough-in work has been completed including in-floor heat, floor boxes, etc. and the concrete slab has been poured;
- ❖ Misc. work at the loading dock area is in progress;
- ❖ Second and third floors – overhead mechanical, electrical and plumbing rough-in continued;
 - Plumbing pipe installation for the bathrooms;
 - Main duct work in shaft and branch duct work;
 - Ends on installed ducts are covered and protected from dust and debris;
 - Elevated slab on 3rd floor bathroom has been poured;
- ❖ Penthouse floor – metal decking has been installed and detailing has been completed. The floor slab has been poured. Started and completed exterior stud wall framing. Screen wall framing was installed. Dens-glass boards has been installed;
- ❖ Roof – framing and blocking for roof edge, roofing materials are on-site for installation;
- ❖ South lot – Bulletin #s 2 and 3 were approved and the following work is in progress:
 - Site lighting underground conduit installation at new locations per LEED requirement;
 - Installation of light poles and light pole bases;
- ❖ North lot – electrical duct bank was excavated, conduits installed, concrete placed, trench backfilled and compacted at north of Building;
- ❖ Installed primary and fire pump service conduits;
- ❖ SME is on-site for concrete testing and steel inspections as required.

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 on-site workers 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 lose time accidents and/or incidents have been recorded on site.

D. Project Issues

Bulletin #4 has been issued. This bulletin includes the new storage shed located north of the generator enclosure and related changes, deletion of south lot irrigation, updated lavatory types locations, misc. electrical clarifications/updates, trench drain deleted, revised flooring for room B120, etc.

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. Additional coordination required with security and power to ensure that system works as required.

The Christman Company continues to work through these issues and communicates any resolutions to Kent County and Design Plus.