

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 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 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 is included in 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 October 31, 2008 is as follows:

A. Budget Status

The Christman Company with the Architect and subcontractors are working diligently 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 thirteen (13) 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, the State of Michigan, 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 all subcontracts have been awarded.

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

- ❖ Building Exterior –
 - Delivered electrical transformer is installed and misc. work continues;
 - Installation of curtain wall frames continues and is 95% complete. Started installation of glass for curtain wall and this is 50% complete for the building. Also started frames for punched window openings;
 - Installation of exterior masonry and brick work is in progress with limestone sill and about 80% complete. Brick washing of completed areas 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 –
 - Misc. mechanical, electrical and plumbing rough-in work is in progress;
 - Started installation of interior stud wall framing and this is 98% complete and drywall will start next week;
 - Interior door frames were delivered on-site and installation is in progress;
 - Continued installation of interior wood blocking and is in progress;
 - Started installation of elevators E-1 and E-2;
- ❖ Second and third floors –
 - Overhead mechanical, electrical and plumbing rough-in is in progress;
 - Installation of column enclosure stud framing started and is in progress;
 - Plumbing pipe installation for the bathrooms;
 - Installation of duct work is about 90% complete;
 - Electrical wires are being pulled;
 - Access flooring material is on site for installation to start next week;
- ❖ Penthouse floor –
 - The chiller and other mechanical equipments were delivered and set at the Penthouse mechanical room;
 - Mechanical and plumbing work rough-in is in progress for temporary heat and for the building though power from Consumer Energy will not be available until mid-November;

- Metal wall panels are installed;
- Misc. mechanical equipments are installed on the penthouse roof and the roof is completed.
- ❖ South lot –
 - Landscaping is in progress with trees and shrubs being installed and lawn areas seeded;
 - The lot is 80% except for the new gate system for the secured parking lot, etc.
- ❖ North lot –
 - Perimeter curbs and islands are installed for the NE parking lot;
 - Light pole bases are installed and trees planted;
 - Continued excavation and earthwork removal for the northeast lot and encountered existing footings and foundations which was removed – see issue items.
 - Stone was installed and fine grading is in progress. This lot will be paved next week;
- ❖ Material and equipment deliveries to site continue – access floor panels, curtain wall frames, glass, bricks, blocks, lumber, framing studs, sheathing, piping, insulation, etc.
- ❖ 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 meet the schedule.

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.

- ❖ Big “O” Security has been hired to watch the site after hours and on weekends to ensure that materials on site are not stolen and/or damaged.

D. Project Issues

Bulletin #5 was issued. The Bulletin scope includes power for copiers/faxes for DHS & floor boxes for 2nd & 3rd floors, gas pressure reducing valves, added power for blinds, misc. lighting changes, door and hardware revisions per Owner’s request, code official requested modifications, power for the FVAVs, etc.

While excavating for the northeast porous asphalt paving parking lot, we encountered several existing foundations and rubble which had to be removed to allow for proper seepage and drainage.

The Christman Company with Design Plus and the Owner are investigating and reviewing the porous pavement area within the north driveway and the possibility of replacing the area with concrete paving or with standard asphalt paving for trucks and similar to the porous pavement in appearance.

Add steel separator tube at elevator per elevator requirement, enclose/separation of janitor closets at access flooring/raised floor locations – LEED requirement, etc.

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