

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 December 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 fourteen (14) 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 –**
 - Permanent power was installed and the boilers started and running in addition to some temporary heat;
 - Installation of curtain wall glass is 100% complete and misc. detailing is in progress;
 - Completed brick work for both the north and south entry piers;
 - The building is enclosed
- ❖ **Basement - mechanical, plumbing and electrical work and rough-in was on-going. Completed drywall stud framing and drywall installation. Finishes is in progress;**
- ❖ **First floor –**
 - Continued misc. mechanical, electrical, fire protection and plumbing rough-in work is in progress. In-wall rough-in is completed and inspected. Started technology wiring;
 - Interior stud wall framing and drywall is 99% complete. Drywall finishing is in progress. Started installation of ceiling grids, prime and painting is in progress for walls and installed door frames;
 - First floor casework was delivered and installation is in progress for the Client rooms;
 - Interior door frames are installed and installation of exterior stair doors is in progress;
 - Continued installation of elevators E-1 and E-2 and will start on the freight elevator in January;
- ❖ **Second and third floors –**
 - Overhead and in-wall mechanical, electrical and plumbing rough-in continues;
 - Continued under-floor electrical distribution work and started layout for installation of access floor. 2nd floor and 3rd floor access flooring is completed. Installation of drywall stud framing is 98% and 50% complete on the 2nd and 3rd floors respectively. Hanging of drywall boards on the 2nd floor is 80% complete and finishes is in progress;
 - Started installing door frames for both floors;
 - Plumbing pipe installation for the bathrooms is in progress. Installation of duct work is complete. Electrical wires are being pulled for the 2nd floor;
- ❖ **Penthouse floor –**
 - Mechanical work and insulation continues at the Penthouse for the installed plumbing and mechanical equipments;

- Started installation of VAVs, ductwork, chiller piping, etc.
- ❖ North lot –
- ❖ Material and equipment deliveries to site continue – access floor panels, curtain wall frames, glass, bricks, blocks, lumber, framing studs, sheathing, piping, insulation, casework, light fixtures, wood doors, hardware, etc.

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 are made aware of this through bi-weekly safety meetings and weekly “tool box safety meetings”. To date, no loss 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

Potential furniture changes to be made on the 2nd and 3rd floor layout will increase the number of cubicles per Children’s Right Protection. This is by reducing the cubicle sizes from 8’ x 10’ to 8’ x 8’. TCC is continuing with work until directed by Owner to incorporate these changes via a Bulletin.

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. This item has been approved.

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

Temporary enclosure and heat required to avoid installed pipes from freezing and for adequate temperature and conditions required for drywall mud, quarry tile grout, casework, painting, etc.

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