

## **Executive Summary**

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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 January 30, 2009 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 seventeen (17) 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 –**
  - Exterior doors and hardware are installed;
  - Railings at the truck dock area was installed;
  - Started caulking and trimming of north curtain wall;
- ❖ **Basement - mechanical, plumbing and electrical work and rough-in was on-going. Started painting of drywall, overhead pipes and ductwork;**
- ❖ **First Floor –**
  - Continued technology wiring and audio visual work
  - Interior stud wall framing, drywall and finishes are complete. Continue installation of ceiling grids and is 85% complete except for the clouds.
  - Painting is 95% for walls and installed door frames. Started installation of sidelites on frames and door-lites. Also started installed vinyl wall coverings in bathrooms, etc.;
  - Continued installation of casework in all areas, installed interior wood doors, hardware and window sills;
  - Started and is in progress installation of flooring – hard tiles and VCT. Installation of carpet to mid next month;
  - Started installation of light fixtures, sinks and faucets, bathroom fixtures, water fountains, ceiling tiles, etc.
  - Started installation of kitchen equipments and is in progress.
  - Continued installation of elevators E-1 and E-2 and started on the freight elevator E-3. Owner working on getting phone lines installed and in use for elevator inspections;
- ❖ **Second and third floors –**
  - Installation of drywall stud framing, hanging of drywall boards and finishes is 98% complete on both floors except for changes due to Bulletin #6. Ceiling grids are installed in all areas;
  - Started installation of light fixtures and plumbing fixtures and continued with installation of misc. mechanical work and accessories;
  - Prime painting is completed and painting of walls and door frames is in progress;
  - Started installing casework in all areas and interior doors on 2nd floor;
  - Started installation of flooring on the 2<sup>nd</sup> floor;

- Started technology wiring and audio visual work on the both floors;
- Installed plumbing pipes were tagged and labeled.
- Installation of duct work is complete.
- Installation of diffusers, etc. is in progress on both floors;
- ❖ Penthouse floor –
  - Mechanical work and insulation continues at the Penthouse for the installed plumbing and mechanical equipments;
  - Continued installation of VAVs, ductwork, chiller piping, etc.
- ❖ North lot –
- ❖ Material and equipment deliveries to site continue – glass, ceiling tiles, drywall boards, light fixtures, insulation, casework, wood doors, hardware, kitchen equipments and accessories, etc.

All on-site Trade Contractors 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 and construction progress 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**

A furniture change was made on the 2<sup>nd</sup> and 3<sup>rd</sup> floor layout to increase the number of cubicles per Children’s Right Protection. This was achieved by reducing the work station/cubicle sizes from 8’ x 10’ to 8’ x 8’ thereby adding 46 new work stations. TCC is continuing with work until directed by Owner to incorporate these changes via a Bulletin. Bulletin #6 has been issued for this work and sent to sub contractors for pricing. Bulletin #6 includes additional electrical work, new electrical transformer, technology wiring, drywall (R&R), access floor (R&R), plumbing fixtures, toilet accessories, etc. It is important to note that some areas may not be completed per original schedule.

Add drop ceiling in DHS IT Staff room B134, ceiling termination detail at 3<sup>rd</sup> floor spandrel and underlayment on access floor prior to installing finish flooring.

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.