

## **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 February 27, 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 eighteen (18) 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 –
  - Started caulking and trimming of South curtain wall. Will be starting installation of the sun shades next month;
- ❖ Basement –
  - Mechanical, plumbing and electrical work and rough-in was on-going.
  - Continued installation of the fire pump and riser in fire pump room;
- ❖ First Floor –
  - Started installing work for the security cameras and continued misc. technology work;
  - Started installation of ceiling clouds along the corridors and this is 85% complete;
  - Started painting door frames and miscellaneous touch-up is in progress. Also installed vinyl wall coverings in bathrooms, etc.;
  - Continued installation of casework in all areas, interior wood doors, hardware, etc.
  - Started and is in progress installation of flooring – hard tiles and VCT. Installation of carpet has been moved to mid-March. Carpet squares are being re-manufactured;
  - Continued installation of light fixtures, sinks and faucets, bathroom fixtures, water fountains, ceiling tiles, etc.
  - Continued installation of kitchen equipments and is in progress;
  - Completed elevators E-1 and E-2 work. Waiting on telephone lines to be installed and in use for elevator inspection. Owner working with AT & T to complete this process. Continued work on elevator E-3 and block work around elevator doors installed;
- ❖ Second and third floors –
  - Installation of drywall stud framing, hanging of drywall boards and finishes is complete on both floors except for changes due to Bulletin #6. Ceiling grids are installed in all areas;
  - Above ceiling inspection done and ceiling tiles installed on 2<sup>nd</sup> floor;
  - Started installation of light fixtures and plumbing fixtures and continued with installation of misc. mechanical work and accessories;
  - Continued painting of walls and door frames, installing casework in all areas, interior doors and hardware on both floors;
  - Continued installation of flooring on the 2<sup>nd</sup> floor bathrooms;

- Started technology wiring and audio visual work on the both floors;
- Installation of diffusers, etc. is in progress on both floors;
- Bulletin #s 6 and #7 work is in progress;
- ❖ Penthouse floor –
  - Mechanical work and insulation continues at the Penthouse for the installed plumbing and mechanical equipments;
  - Continued installation of VAVs, ductwork, chiller piping and light fixtures;
- ❖ Material and equipment deliveries to site continue – glass, ceiling tiles, drywall boards, light fixtures, insulation, 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: on-site security patrol.

### **D. Project Issues**

The carpet squares for the project are being re-manufactured as the manufacturer informed the project TEAM that they have had issues with their encycle backing in other project – potential delay to project completion and furniture installation. This backing meets LEED requirement.

Bulletin #7 – changes to break room to meet code and miscellaneous mechanical revisions have been quoted and waiting for approval.

Future Bulletin #8 will be converting/Changing men’s employee bathroom on the 2<sup>nd</sup> floor to women’s employee bathroom. Also to be included in this bulletin is the increasing the number of secured State of Michigan parking to 30 spots.

Furnish and install a stackable convection oven for the main kitchen on the 1<sup>st</sup> floor.

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.