

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 March 31, 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 twenty (20) 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 –
 - Continued caulking and trimming of installed curtain wall on the east, south and west elevations. Started installation of the sun shades and is 90% complete;
 - Security cameras are installed except for the wireless camera at the South lot pending Bulletin #8 work;
 - Site work – underground work, grading, paving, side walks, pavers, landscaping, site furnishes, etc. will recommence next month as soon as weather breaks. When is that in Michigan?
- ❖ Basement –
 - Mechanical, plumbing, fire protection and electrical work and finishes is on-going and nearing completion with testing and City Inspections in progress;
- ❖ First Floor –
 - Installation of all finishes is 96% complete including carpeting and punch list is in progress;
 - Security cameras are installed as shown. Audio visual equipments will be installed at a later date. All rough-in for this work is completed;
 - Installation of kitchen equipments is 97% complete and waiting on Health Department inspections;
 - Completed elevators E-1, E-2 and E-3 work. State Inspections performed and passed;
 - Touch-up and punch list is in progress on all floors;
- ❖ Second and third floors –
 - Installation of all finishes is 96% complete including carpeting;
 - Installation of carpet will start next month and other flooring changes for DHS
 - Bulletin #s 6 and #7 work has been completed – revisions to furniture plan;
- ❖ Penthouse floor –
 - Start-up for most of the mechanical and plumbing equipments is completed and misc. finishes is 90% complete

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 until Owner’s security system is up and running with hardware installed on all exterior doors.

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. Remanufactured carpet was delivered to the site March 13, 2009 and installation started on the 1st floor.

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

Bulletin #8 - converting/changing men’s employee bathroom on the 2nd floor to women’s employee bathroom and revising layout of the South lot State of Michigan secured parking increasing the number of spots is issued and waiting pricing from the subcontractors. This change is a follow-up of Bulletin #6 that created additional 46 work stations.

Revised flooring for the DHS lobby rooms B206, B211 and B212 from carpet to rubber, the mail room from VCT to carpet, IT closets – VCT flooring deleted, Janitors’ closets from VCT to rubber and Break rooms from VCT to carpet per Owners request and approval.

Potential change to entrance of the 1st floor public bathroom from the main Lobby is being reviewed by Design Plus for new finish to walls?

Change specified carpet base on the 1st floor to rubber base.

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