

Builders Exchange of Michigan Newsletter



February 2017

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Upcoming Events

- 3.21.17 | Commercial Construction
Summit
- 4.25.17 | 2017 Golf League

For a full list of this year's events, and more information, visit our online calendar at <http://home.grbx.com/calendar/>.

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2017 PROGRAM GUIDE

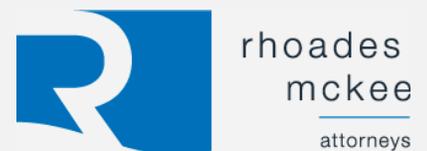


Commercial Construction Summit

*Building Blocks for your Commercial
Construction Business*

March 21, 2017

Crowne Plaza | 5700 28th Street SE | Grand Rapids



Summit Agenda

9:15 am - 9:45 am	Registration
9:45 am - 10:00 am	Welcome Introductions Sponsor Acknowledgement
10:00 am - 10:50 am	Keynote Address Economic Outlook for the West Michigan Construction Industry Dr. Paul Isely, Grand Valley State University, Associate Dean and Professor of Economics
11:00 am - 11:50 am	Breakout Session One Choose One Topic <div style="display: flex; justify-content: space-around;"> <div style="background-color: #f4a460; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK A</p> <p>Living the Dream: Choosing the Appropriate Legal Entity for your Construction Company</p> </div> <div style="background-color: #f4a460; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK B</p> <p>Measure Twice, Cut Once: How Understanding the Relationship between Architect and Contractor can Benefit the Project (and Your Company!)</p> </div> </div>
12:00 pm - 1:00 pm	Lunch Maximizing the Relationship with General Contractors and Developers Panel: Dave Levitt, Third Coast Development Chris Beckering, Pioneer Construction
1:10 pm - 2:00 pm	Breakout Session Two Choose One Topic <div style="display: flex; justify-content: space-around;"> <div style="background-color: #76c7a0; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK C</p> <p>Show Me the Money: Basic Contract Terms to Help You Get Paid</p> </div> <div style="background-color: #76c7a0; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK D</p> <p>Construction Tax and Accounting: Hot Topics for 2017</p> </div> </div>
2:10 pm - 3:00 pm	Breakout Session Three Choose One Topic <div style="display: flex; justify-content: space-around;"> <div style="background-color: #f4c400; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK E</p> <p>Filling your Employment Law Tool Chest: Human Resources 101 for Commercial Contractors</p> </div> <div style="background-color: #f4c400; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK F</p> <p>The Basics: What Every Contractor Needs to Know About Insurance and Surety Bonds</p> </div> </div>
3:10 pm - 4:00 pm	Breakout Session Four Choose One Topic <div style="display: flex; justify-content: space-around;"> <div style="background-color: #a6a6a6; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK G</p> <p>You Drop a Bomb on Me: Understanding Construction Liens and Using Them to Secure Payment</p> </div> <div style="background-color: #a6a6a6; padding: 10px; border-radius: 15px; width: 45%; text-align: center;"> <p>BLOCK H</p> <p>Who's the Boss?: The DOL's Treatment of Joint Employment, Independent Contractors, Temporary Workers and Labor Brokers</p> </div> </div>
4:00 pm - 5:00 pm	Reception and Networking

For further information regarding the Commercial Construction Summit, please contact:
Elizabeth Bovard | Builders Exchange of Michigan | elizabeth@grbx.com | P: 616.949.8650

BLOCK A: Living the Dream: Choosing the Appropriate Legal Entity for your Construction Company

Hal Ostrow, Rhoades McKee

Understand key advantages and disadvantages of C Corporation, S Corporation, or Limited Liability Company entity classifications. Identify the best entity to create maximum benefit and limit risk for your new venture.

BLOCK B: Measure Twice, Cut Once: How Understanding the Relationship between Architect and Contractor can Benefit the Project (and Your Company!)

David Maxam, Maxam Architecture | Greg Metz, Lott3Metz Architecture

This talk will discuss the Architect, what they do, why they do it, and how to best work with them. The most successful construction projects occur when all parties involved work well together.

BLOCK C: Show Me the Money: Basic Contract Terms to Help You Get Paid

Bruce Courtade, Rhoades McKee

In this session, participants will learn the meaning of key contractual terms that routinely appear in construction contracts. They will also learn which terms every general contractor, subcontractor and supplier should have in their contracts to maximize the likelihood that they will be paid for their goods and services.

BLOCK D: Construction Tax and Accounting: Hot Topics for 2017

Chris Harper, Hungerford Nichols

Understand the hot topics for 2017 affecting the Construction Industry. You will gain an overview of the new revenue recognition rules, new lease rules and other top tax construction issues.

BLOCK E: Filling your Employment Law Tool Chest: Human Resources 101 for Commercial Contractors

Catherine Brainerd, Rhoades McKee | Zoe Martinez, Rhoades McKee | Patrick Sweeney, Rhoades McKee

Learn how to avoid some of the top HR liability traps that impact construction employers such as workers' compensation liability and wrongful discharge. Get an update on how the current political climate has affected federal employment laws and the government agencies charged with enforcing them.

BLOCK F: The Basics: What Every Contractor Needs to Know about Insurance and Surety Bonds

Matt Campbell, Travelers Insurance | David Hop, Van Wyk Risk Solutions

This session will include a basic overview of what contractors need to know about commercial insurance and surety bonds. Insurance topics include "your work" exclusion, additional insured status, hold harmless and indemnity provisions, waivers of subrogation and builders risk insurance. Surety topics include types of bonds, overview of indemnity agreements and how to improve your ability to get bonds.

BLOCK G: You Drop a Bomb on Me: Understanding Construction Liens and Using Them to Secure Payment

Bruce Courtade, Rhoades McKee

Participants in this session will learn basic information about what construction liens are, what rights they give, how to obtain them, and how to enforce them. Handouts will include a summary of the Construction Lien Act and sample forms to use the next time you need to file a lien.

BLOCK H: Who's the Boss? The DOL's Treatment of Joint Employment, Independent Contractors, Temporary Workers and Labor Brokers

Mark Smith, Rhoades McKee

Understand how the Department of Labor's approach to joint employment can make contractors the employers of record of independent contractors, subcontractors and even personnel retained through outside labor brokers. Learn the consequences of being deemed the employer of these outside groups and the steps you can take to minimize the risk of that occurring.

Commercial Construction Summit Registration Form | March 21, 2017

Name			
Company			
Address			
Phone Number		Email Address	

Please select one block per breakout session below:

Session One	<input type="checkbox"/> Block A Living the Dream: Choosing the Appropriate Legal Entity for your Construction Company	<input type="checkbox"/> Block B Measure Twice, Cut Once: How Understanding the Relationship between Architect and Contractor can Benefit the Project (and your Company!)
Session Two	<input type="checkbox"/> Block C Show Me the Money: Basic Contract Terms to Help You Get Paid	<input type="checkbox"/> Block D Construction Tax and Accounting: Hot Topics for 2017
Session Three	<input type="checkbox"/> Block E Filling Your Employment Law Tool Chest: Human Resources 101 for Commercial Contractors	<input type="checkbox"/> Block F The Basics: What Every Contractor Needs to Know About Insurance and Surety Bonds
Session Four	<input type="checkbox"/> Block G You Drop a Bomb on Me: Understanding Construction Liens and Using Them to Secure Payment	<input type="checkbox"/> Block H Who's the Boss?: The DOL's Treatment of Joint Employment, Independent Contractors, Temporary Workers and Labor Brokers

Additional Company Attendees:

Name		
<i>Please select one block per breakout session below:</i>		
Session One	<input type="checkbox"/> Block A	<input type="checkbox"/> Block B
Session Two	<input type="checkbox"/> Block C	<input type="checkbox"/> Block D
Session Three	<input type="checkbox"/> Block E	<input type="checkbox"/> Block F
Session Four	<input type="checkbox"/> Block G	<input type="checkbox"/> Block H

Name		
<i>Please select one block per breakout session below:</i>		
Session One	<input type="checkbox"/> Block A	<input type="checkbox"/> Block B
Session Two	<input type="checkbox"/> Block C	<input type="checkbox"/> Block D
Session Three	<input type="checkbox"/> Block E	<input type="checkbox"/> Block F
Session Four	<input type="checkbox"/> Block G	<input type="checkbox"/> Block H

Registration Fee | \$60.00 per attendee

Check Enclosed | Payable to: Builders Exchange of Michigan

Credit Card | Charge Card for \$_____

Card Number: _____ Security Code: _____ Expiration Date: _____

Name on Card: _____ Signature: _____

Billing Address & Zip Code: _____

Please mail, fax or email registration form & payment to Builders Exchange of Michigan by March 10, 2017
 PO Box 2031 | Grand Rapids, MI | 49501-2031 | elizabeth@grbx.com | P: 616.949.8650 | F: 616.949.6831

Announcement to Our Members



The Builders Exchange of Michigan is excited to announce a major technology initiative occurring in the first half of 2017!

Upgraded Website: In order for us to provide all members with the most recent technology and methods to obtain information, the new Builders Exchange of Michigan website will go live in Spring 2017.

Users will have the option to access **both** the existing website and the new website for a short period of time. This will allow our members time to become familiar with the new website. The biggest change is that the preferred method of accessibility is through Google Chrome, but can be used on any browser. The new site also offers easier user accessibility, mobile and tablet ready access, a streamlined desktop landing page and interactive methods to easily track, print and export information.

The take-off programs available online will be listed for our members depending on the browser they use. We will be introducing a new user friendly take-off program called Toolbox which will replace Fastbid. Unfortunately, Internet Explorer is discontinuing the needed software that supports Fastbid. In an effort to be proactive during this transition, we will be offering additional support with online tutorials for Toolbox, IVS Pro and Quickeye.

The Builders Exchange's intent is to provide all members with the most recent technology and methods to obtain information. This is essential to the continued growth and success of our members businesses as well as the continued improvements to the communities in which we serve.

Thank you for your support, suggestions and patience!

-Elizabeth Bovard
Executive Vice President

On Your Radar: Project Watch with Becky

GREENVILLE PUBLIC SCHOOLS- PROPOSED BOND IMPROVEMENTS

Greenville Public Schools' Board approved a bond proposal in December 2016, and may be seeking a \$50.3 million bond vote approval in May, 2017. Funds would be used for a variety of improvements throughout the district's buildings, including purchasing new furniture and signage, expanding the cafeteria at the middle school, and remodeling bathrooms district-wide. A priority for all the buildings is revamping of the motor skills rooms into a collaborative learning environment. Additional priorities include reassessing the pickup and drop off areas at Lincoln Heights Elementary School, Walnut Hills Elementary School and Cedar Crest Elementary School. The Architect, GMB Architecture + Engineering and Construction Manager, Clark Construction, have already been selected for the proposed projects.



BOYNE CITY - PROPOSED MARINA IMPROVEMENTS AND EXPANSION

Projects are in the early planning stages and are proposed to be completed in four phases. Phase One is proposed for construction in 2017 or 2018 with improvements to the break-wall, docks, utilities, and pump-out, estimated to cost \$1.5 million. Phase Two includes an \$850,000 facility expansion, projected for construction in 2019. The boat launch improvements for Phase Three are planned for 2020. Phase Four includes two renovations and expansions, each expected to cost about \$1 million, and are slated for 2022. Funding has not been secured and the city has not decided if it will apply for funding in 2017.

KALAMAZOO - PROPOSED HOTEL AND RETAIL COMPLEX "THE SHOPS AT MAIN WEST"

Kalamazoo Township Planning Commission approved a four story, 95 room extended stay hotel, with 3 street facing retail buildings, an office building, 360 parking spaces, and a drive through restaurant on January 5, 2017. The project is located on the 7.3 acre former Davenport University campus. Krieger Klatt Associates out of Royal Oak and A R Engineering out of Mattawan are the design firms on the project. Construction is slated to begin in mid-summer 2017.

PORTAGE - PROPOSED CONSTRUCTION OF NEW FACILITY FOR STRYKER CORPORATION

The proposal for Stryker's medical instruments division involves 485,000 square feet of new facilities that will include a customer experience center, functioning showroom, state of the art research and development lab and a bio-skills lab for research and new product development. It will also include office space for sales, marketing, and support functions. The new campus will be built on 288 acres of land zoned industrial and bordered by Portage Road, East Milham Avenue, and Ramona Avenue. The total project estimate is \$130 million which includes Stryker's land cost, site preparation, new construction, equipment and computers. Rockford Construction is the construction manager on the project, TowerPinkster is the project architect and Hurley & Stewart LLC is the engineer.

Be sure to track these and other projects in our online plan room!

Where in the World?!

Where are these arches? New York? Shanghai? Paris? What are they called? The first person to email info@grbx.com with the correct name of this sculpture and where it resides will win a **FREE \$10 Starbucks gift card!** Good luck!

Limit **ONE** guess per person!
Winner will be announced in the
March Newsletter!



January Winner

Last month, we featured a photo of this eyeball sculpture (aptly named *The Eye*) and asked if anyone could tell us what and where it is! The first person to answer correctly, and the winner of the \$10 Starbucks gift card is... Michael Tietz of Foundation Building Materials! Congratulations to Michael! Be sure to submit your guess for the new photo above, and check back next month to see if you're the winner!!



The Eye is a thirty foot tall sculpture created by artist Tony Tasset for the 2007 Chicago Loop Alliance's Art Loop program. *The Eye* stayed in Chicago until it was moved to Missouri, and as of August 2013, it has stood next to the Joule Hotel in Dallas. Tasset implied that the eyeball doesn't have any particular hidden meaning or motivation behind its creation when he joked, "I just wanted to make something awesome."

2017 GOLF LEAGUE

Builders Exchange of Michigan & Home Builders Association

It's a Joint Venture!

Scott Lake Country Club

911 Hayes Street NE, Comstock Park, MI 49321



League start date is April 25, 2017

Tee times are between 2:54PM and 3:26PM

18 week League Extension \$376.50

(Includes League Outing and Banquet)

PAY CARTAS YOU GO!

Start as Early as April 4th with the Extension Early Option!

All fees and applications must be received by March 31, 2017

All golf league participants will receive a schedule, Scott Lake League website access and complete set of rules before opening day.

For questions regarding the golf league, please contact Ken Jansen
Phone: (616)437-0130 • Email at ken.jansen@lmcu.org.

Payments can be made online at:

<http://scottlake.com/onlinestore/league-green-fees/builders-detail>

For additional payment info or questions please call:

Scott Lake, phone: 616-784-1355

Jeff, email: Jeff@scottlake.com

Shane, email: Shane@scottlake.com

Tyler, email: Tyler@scottlake.com



Member Spotlight: Serenus Johnson Construction

Serenus Johnson Construction is scheduled to complete The Times Lofts project, located in downtown Bay City, in February 2017. Serenus Johnson became involved with this project in May 2016, and has worked closely with owner of the lofts, Rod Hildebrandt. The \$5 million project presents many exciting challenges, as it is a historical renovation of the old Bay City Times building, which was originally built in 1910. The Times Lofts



project is pursuing the Historic Preservation Tax Incentives program, which is used by the State Office of Historic Preservation and U.S. Park Service to guide their design review processes for the credit.

This building has taken on a new form as a luxury, loft-style apartment complex with 31 residential apartments. The apartments vary in size from 590 to 1,625 square feet, and are also unique in style. There are traditional apartments, as well as multi-levels and townhouses. In addition, the restoration will include the entirety of the two floors available, a partial basement, and a Mezzanine area with open balconies. Installation of granite, hardwood flooring, cabinetry, and countertops in each unit are just some of the new additions to the units. With high demand for rentals in Downtown Bay City, many of the apartments already have waiting lists.

This project seeks to preserve the historical standing of the building, and will also provide housing for area residents. With over 20 local subcontractors on site, The Times Loft project has provided many jobs in Bay City.

Written by Emily Woodruff of Serenus Johnson



Sustainable Spotlight: Productive Architecture Part 1

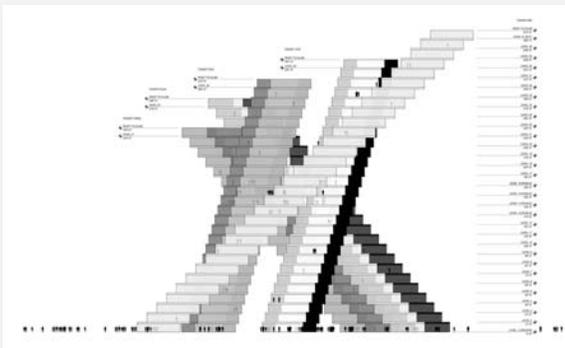
This article is part one of a three-part series centered on the work of architect Dong Ping Wong of Family Architecture. Each installment will discuss a different concept project of Wong's; all of which are centered around the design objective he calls "productive architecture."

Los Angeles enjoys over 330 sunny days per year on average, but unfortunately has no good way to convert it to solar energy on a large scale. This issue is primarily in the dense urban centers, where the energy demand is highest, and it mostly relates to available roof space. Smaller buildings such as



(Skyline Rendering)

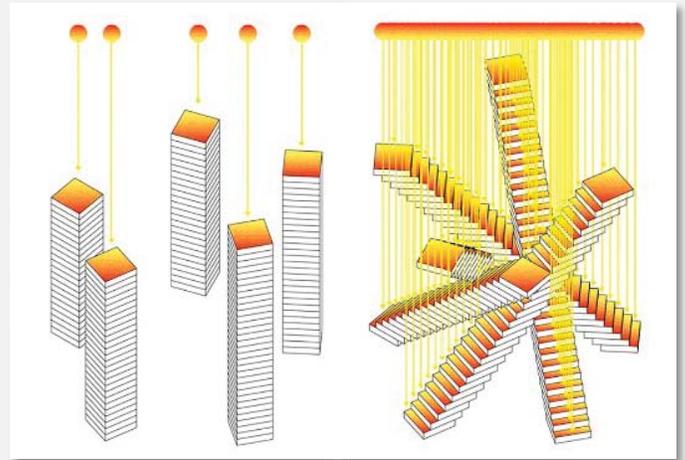
houses have a small ratio of interior square footage to roof square footage, meaning there is enough room for solar panels to meet the energy needs of the entire building. Skyscrapers, however, have a tiny amount of roof space compared to the hundreds of thousands of square feet contained within them, meaning if we stick with traditional skyscraper design, those buildings have no hope of being self-sustaining.



Wong saw this issue and took it as a challenge; setting out to design a skyscraper that could not only meet its own energy needs, but also provide solar power for the surrounding area. Thus, the Solar Collecting Tower was created, (side view blueprint to the left) which Wong describes as “a self-supporting solar array, and an urban battery for Los Angeles,” in his TED talk. The tower would still provide the much-needed residential and office space for the city in addition to its high (continued on next page)

Sustainable Spotlight: Productive Architecture Part 1

energy output. The tower's strange design was born from taking five towers and placing each floor on a stair-stepped pattern, then arranging them in a pentagon so that the towers would overlay and support each other. The figure to the right demonstrates how this new design multiplies the available roof space for harvesting solar energy.



The goal of the project was to design a building that produced more energy than it could use. By providing energy beyond its own needs, the Solar Collecting Tower would be a productive building. This radical design challenges architects to look beyond the immediate need for more space, and consider how the fundamental design of that building could meet and surpass the energy demand that it creates. Through producing a surplus of energy, the Solar



(3D Rendering of the building)

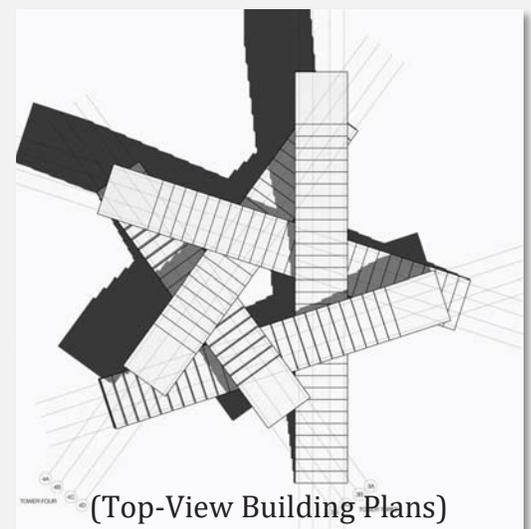
Collecting Tower would be able to counteract the amount of unclean energy that Los Angeles is dependent upon, and possibly even leave a negative environmental footprint throughout its life.

Be sure to look for Part 2 in next month's issue, which will take a look into another one of Wong's innovative designs!

Sources:

<http://familynewyork.com/work/003sun>

<https://www.youtube.com/watch?v=ZVsZQ9at1Ww>



(Top-View Building Plans)

Member Services

Need a Notary?

The Builders Exchange of Michigan offers FREE Notary services at the front desk for our members.



Your BX Go-To Team!

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- Don't see a project in planning? Contact Becky - Becky@grbx.com
- Looking to upgrade your service? Contact Debbie - Debbie@grbx.com
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(Code expires March 3, 2017)

Do you have anything you would like to share with GRBX members?

Send a write-up, photos, and any additional information to info@grbx.com.



This Newsletter was created by Builders Exchange Publications Specialist Jared Hutchens; a Senior studying Communications at Grand Valley State University.