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4 22ND ANNUAL SHOOTOUT
Last call for teams and sponsors! Fill out the registration form now!

5 ON YOUR RADAR: SPECIAL REPORT!
This month’s planning highlights include the bonds proposals on the ballot in November!

6 MEMBER PROJECT SPOTLIGHT
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Save thousands whether your company needs one hundred vehicles or just one!

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11 MEMBER SERVICES
Take advantage of notary and printing services, advertising opportunities, discounts, and more!

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UPCOMING EVENTS

9.11.18 | Print Reading & Specifications Course
Class is already in session, but you don’t have to miss out again! Email Courtney@grbx.com to be added to the waiting list for our Winter class!

9.18.18 | 22nd Annual Shootout
There are still spots available to play and sponsor!
Click here to register!

10.25.18 | AIA Grand Rapids Honor Awards Gala
Tickets are available!
Click here to register!

Members of the Builders Exchange of Michigan can receive a discount when registering! Click here for more details on this informative seminar series.
The BX staff donned their favorite sports shirts for some lively competition at the staff picnic, which was held indoors this year due to uncooperative weather. We certainly didn’t let it dampen the fun! Congratulations to the winners, Kyra and Katie, who won gift certificates to HopCat!
**Tuesday, September 18, 2018**

**Caledonia Sportsman Club 10721 Coldwater SE Alto, MI**

50 Sporting Clays • 25 Trap • 25 Skeet • 5 Person Teams

<table>
<thead>
<tr>
<th>Beverage Sponsorship $500</th>
<th>Event Schedule</th>
</tr>
</thead>
<tbody>
<tr>
<td>Includes one full team registration and signage around the Beer Keg</td>
<td>Lunch and Registration 11 am - 12 pm</td>
</tr>
<tr>
<td></td>
<td>First five teams start 11:30</td>
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</tbody>
</table>

**$66 per participant (includes lunch and snacks)**

Eye/Ear Protection is Required

No alcohol will be allowed during open range times. Shells may be bought at the club. 16 gauge shells will not be available. Reservations must be received by Friday, 9/13/2018. No ticket may be cancelled after 4:00PM, Friday 9/13/2018.

All proceeds will benefit the Bridge Building fund for the Deborah House

<table>
<thead>
<tr>
<th>Team Information:</th>
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<tbody>
<tr>
<td>Player 1: ________________________________</td>
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<td>Player 2: ________________________________</td>
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<td>Player 3: ________________________________</td>
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<td>Player 4: ________________________________</td>
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<td>Player 5: ________________________________</td>
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<tr>
<th>Complete and Return with Payment to:</th>
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<tbody>
<tr>
<td>Builders Exchange of Michigan</td>
</tr>
<tr>
<td>PO Box 2031</td>
</tr>
<tr>
<td>Grand Rapids, MI 49501</td>
</tr>
<tr>
<td>Fax: (616) 949-6831</td>
</tr>
<tr>
<td>Email: <a href="mailto:Amy@grbx.com">Amy@grbx.com</a></td>
</tr>
</tbody>
</table>

**Payment Information**

- □ Beverage Sponsorship with team registration ($500)
- □ Team Registration only ($330)
- □ Check Enclosed for $______________________________
- □ Credit Card

Name on Card: ________________________________________
Billing Address: ______________________________________ Billing Zip Code: ________________
Card Number: ___________________________ Expiration: ________________
Security Code: ________________ Authorized Amount $______________________________
Company: ___________________________ Phone Number: ______________________
Contact Name: ______________________ E-Mail: ________________________________
Signature: ___________________________ Date: ___________________________
Special Report! Listed below are the bond proposals that will go on the ballot on November 6, 2018!

- **BEDFORD PUBLIC SCHOOLS**
  - County: Monroe
  - Project ID #: 2018-2443
  - Bond Estimate: $35.34 million
  - C/M Assigned: Not yet assigned
  - Architect Assigned: Not yet assigned

- **BERRIEN SPRINGS PUBLIC SCHOOLS**
  - County: Berrien
  - Project ID #: 2017-037F
  - Bond Estimate: $19.73 million
  - C/M Assigned: Carmi Design Group Inc
  - Architect Assigned: Undisclosed or Not yet assigned

- **BURT TOWNSHIP SCHOOLS**
  - County: Alger
  - Project ID #: 2018-2472
  - Bond Estimate: $1.18 million
  - C/M Assigned: Integrated Designs Inc
  - Architect Assigned: Integrated Designs Inc

- **CHICAGO WALLING AGENDA SCHOOLS**
  - County: Macomb
  - Project ID #: 2018-23FB
  - Bond Estimate: $97 million
  - C/M Assigned: Barton Malow
  - Architect Assigned: Wakeley Associates Inc

- **CHIPPENWA VALLEY SCHOOLS**
  - County: Kalkaska
  - Project ID #: 2018-23AF
  - Bond Estimate: $4.18 million
  - C/M Assigned: Not yet assigned
  - Architect Assigned: Environment Architects

- **GRAND LEDGE PUBLIC SCHOOLS (PROPOSAL 1)**
  - County: Eaton
  - Project ID #: 2018-22B8
  - Bond Estimate: $118.64 million
  - C/M Assigned: Clark Construction
  - Architect Assigned: GMB Architecture + Engineering

- **GRAND LEDGE PUBLIC SCHOOLS (PROPOSAL 2)**
  - County: Eaton
  - Project ID #: 2018-22B9
  - Bond Estimate: $29.485 million
  - C/M Assigned: Clark Construction
  - Architect Assigned: GMB Architecture + Engineering

- **GROSSE POINTE PUBLIC SCHOOLS**
  - County: Wayne
  - Project ID #: 2018-1DD4
  - Bond Estimate: $111.04 million
  - C/M Assigned: Not yet assigned
  - Architect Assigned: Not yet assigned

- **HOLLY AREA SCHOOL DISTRICT**
  - County: Oakland
  - Project ID #: 2018-2476
  - Bond Estimate: $38.15 million
  - C/M Assigned: Triangle Associates
  - Architect Assigned: GMB Architecture + Engineering

- **LAKE ORION COMMUNITY SCHOOLS**
  - County: Oakland
  - Project ID #: 2018-24AB
  - Bond Estimate: $160 million
  - C/M Assigned: Frank Rewold & Son Inc
  - Architect Assigned: GMB Architecture + Engineering

- **MICHIGAN CONSOLIDATED SCHOOLS**
  - County: Wexford
  - Project ID #: 2018-22B8
  - Bond Estimate: $13.7 million
  - C/M Assigned: R C Hendrick & Son Inc
  - Architect Assigned: Integrated Designs Inc

- **MONA SHORES PUBLIC SCHOOL DISTRICT**
  - County: Muskegon
  - Project ID #: 2018-2466
  - Bond Estimate: $93.225 million
  - C/M Assigned: Triangle Associates
  - Architect Assigned: TowerPinkster

- **RIVERVIEW COMMUNITY SCHOOL DISTRICT**
  - County: Wayne
  - Project ID #: 2018-1F74
  - Bond Estimate: $12.925 million
  - C/M Assigned: George W. Auch. Co
  - Architect Assigned: Mielock Associates

- **SWARTZ CREEK COMMUNITY SCHOOLS**
  - County: Genesee
  - Project ID #: 2018-1F6B
  - Bond Estimate: $48 million
  - C/M Assigned: Wolgast Corporation/E&L Construction Group Inc
  - Architect Assigned: NJB Architects Inc

- **TAHQUAMENON AREA SCHOOLS (PROPOSAL 1)**
  - County: Luce
  - Project ID #: 2018-23B7
  - Bond Estimate: $15.82 million
  - C/M Assigned: Wolgast Corporation
  - Architect Assigned: Integrated Designs Inc

- **TAHQUAMENON AREA SCHOOLS (PROPOSAL 2)**
  - County: Luce
  - Project ID #: 2018-23F9
  - Bond Estimate: $815,000
  - C/M Assigned: Wolgast Corporation
  - Architect Assigned: Integrated Designs Inc

- **UTICA COMMUNITY SCHOOLS**
  - County: Macomb
  - Project ID #: 2018-2438
  - Bond Estimate: $155 million
  - C/M Assigned: Undisclosed or Not yet assigned
  - Architect Assigned: Integrated Design Solution

- **VESTABURG COMMUNITY SCHOOLS**
  - County: Montcalm
  - Project ID #: 2018-2444
  - Bond Estimate: $2.18 million
  - C/M Assigned: Triangle Associates
  - Architect Assigned: Not yet assigned

- **WAYNE WESTLAND COMMUNITY SCHOOL DISTRICT**
  - County: Wayne
  - Project ID #: 2018-1F9C
  - Bond Estimate: $158 million
  - C/M Assigned: Undisclosed or Not yet assigned

Can’t find the planning project you’re looking for? Email becky@grbx.com.
Rohde Construction is currently finishing their work on a high-end apartment complex, Springs at Knapp’s Crossing, which began in March of 2017 and is currently ahead of schedule, on the East Beltline in Grand Rapids. The site, which totals over 20 acres, was used to build 12 apartment buildings, a clubhouse, a maintenance garage, a mail kiosk, a pool, and a compactor station. With 248 units spread throughout all 12 apartment buildings, this 341,000 square feet of high-end rental space cost approximately $33 million. Each suite boasts private entry, high end stainless steel appliances, granite counter tops, access to laundry in each unit, as well as either an attached or detached garage space. The project site proved challenging; it called for over 40 feet of cut and fill operations and four acres of soil at an average depth of approximately 20 feet, which had to be removed and replaced. Removal of several structures, clearing of 15 heavily wooded acres, and removal of a large man made pond also contributed to the work Rohde Construction performed. The team installed twenty five foot deep sewer mains and a large segmented block retaining wall, over 30 feet tall and over 560 feet long, all while continuing progress on the construction of the apartment buildings and clubhouse. These complications were easily navigated by the Rohde Construction team, through proper management of good subcontractors and suppliers. Although this project is not LEED Certified, it would meet minimum LEED standards.

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In Part 1A, we continued with the series, “Construction Headaches”, and delved into the topic of “Owner-Supplied Contractors”. Access Part 1A here. In Part 1B, we examine the risks and liability owners are taking on by choosing to bypass the GC/CM relationship by hiring contractors directly. It is important for the GC/CM project team to understand these risks in order to have intelligent, proactive conversations with owners. If you can explain to them the risks and liabilities that they will be taking on by not giving you the full project contract, they will be much less likely to do so. Getting in front of this problem is critical. But how can a construction management firm do so? First, it is important to understand the problems owners create for themselves when they take ownership of their own project by hiring contractors directly.

When an owner hires a GC/CM firm, they turn over the ownership of their property to the construction firm during the course of the construction project. This is why the term, “owner turnover” marks the stage at the end of the project when the GC/CM firms gives the “ownership” of the property back to the owner. This is a legally-recognized position of ownership from a liability standpoint. When the owner chooses to bypass this relationship, they retain ownership of their property, even throughout the construction phase. This makes them directly responsible and liable for all safety and compliance behaviors of their contractors. The firm that was hired to manage the project is no longer responsible for the safe and compliant work of the contractor, the owner is. In this manner, owners unknowingly become the “controlling contractor” to direct-hire contractors, according to regulatory language. Owners simply do not understand the risks and liability associated with taking on this role. With a direct contract, the controlling contractor is directly liable for their contractor in the same manner a GC/CM firm is held responsible for the contractors on their projects. OSHA cites accordingly; everyone in the chain of command receives a citation for a subcontractor’s violation, due to the multi-employer language in OSHA standards. If owners truly understood this risk, they would let the GC/CM firm assume all risk and liability for the management of the project, as that is a major responsibility of the management firm.

When an owner hires contractors directly, those contractors are not concerned with the GC/CM firm’s schedule, safety and compliance requirements, coordination and sequencing meetings, or other company requirements, because they are not hired by that firm. Of course, this leads to extreme headaches for the project management team (specifically the site Superintendent), disruption of the project schedule, poor morale, hostile relationships on site, and inefficiencies. All of this results in extended schedules, missed deadlines, finger-pointing, decreased profits, and unsafe, non-compliant projects. And who is responsible? Everyone. The GC/CM firm is responsible for what happens on their site, despite who is under their contract. The owner is responsible for their contractors. The contractors are responsible for their own employees and subcontractors. This is the multi-employer noose, and everyone is being hanged. The owner does not see the day-to-day disruptions, missed deadlines, work that must be re-done due to the lack of communication, and ultimately, reduced profits, so he has no idea that he has created his own problems. Stay tuned for Part 1C, realistic solutions.

Tammy K. Clark is a construction industry Safety & Quality Consultant with over 20 years experience as a business owner, consultant, educator, and speaker. Tammy has worked with renowned clients nationwide. She is a member of ASSE, former Chair for the NAWIC National Safety & Health Awareness Committee, and was nominated as one of the Grand Rapids Business Journal’s 50 Most Influential Women. You can contact Tammy at tammy@tammykclark.com or visit her website; www.tammykclark.com.
Where in the World is this?

Where is this building located? New York? Shanghai? Paris? What is it called? The first person to email Courtney@grbx.com the correct name and location of this site will win a FREE $10 Starbucks gift card!*

Limit ONE guess per person! The winner will be announced in next month’s newsletter, so be sure to check back to see if you won! Good luck!

*No previous winners may reenter into any subsequent Where in the World contests.

August Winner

Last month’s winner was Joshua Thomas of Handorn Inc! He was the first to correctly guess that the structure (pictured left) is The Louvre located in Paris, France!

Originally a formal palace built in the medieval period, the Louvre is the world’s largest art museum with a collection of around 380,000 sculptures, paintings, drawings, and archaeological artifacts exhibited over an area of nearly 800,000 square feet. The collection contains pieces ranging from antiquity to the 21st century, including works by the most highly acclaimed artists and craftsmen in history such as Raphael, Michelangelo, Vermeer, da Vinci, and Boulle, who was regarded during his lifetime as the most skilled cabinetry craftsman in the profession.

Completed in 1989, the Louvre Pyramid was designed as a new entryway to better accommodate the 15,000 daily visitors that frequently overwhelmed the original main entrance. Though the intent was practical, the Pyramid’s modernist design aesthetic has drawn criticism for its harsh juxtaposition against the historic French Renaissance style of the Louvre itself.

Congratulations to Joshua and thank you to everyone else who participated last month!

Submit your guess for this month’s building for a chance to win a FREE Starbucks Gift Card!
Do you know why the rapids are grand? For many residents and visitors of the city of Grand Rapids, the Grand River that flows through it has always been steady. This is due to a river beautification project in 1927, when the city installed five low-rise dams in an attempt to keep the water levels higher in the summer. While they have been successful at keeping the water higher, Grand Rapids Whitewater is hoping to bring the rapids back to benefit businesses, residents, and the environment.

Grand Rapids Whitewater is a nonprofit organization formed by Chip Richards and Chris Muller that plans to revitalize a two and a half mile stretch of the Grand River that runs through downtown Grand Rapids. They are working with engineering firm River Restoration out of Colorado, who set out to develop an initial design to improve the ecological, cultural, and recreational functions of the rapids while maintaining invasive species. Their biggest concern is the sea lamprey, a parasite that can kill up to 40 pounds of Great Lakes fish in its 12-18 month feeding period. The organization plans to install an adjustable hydraulic dam between Ann Street and Leonard, which will act as a barrier to keep the sea lamprey from moving upstream. Restoring the rapids will also conserve and restore the number of lake sturgeon, which is a threatened species in Michigan, as well as potentially save the breeding grounds and habitat of the snuffbox mussel, an endangered species found in the riverbed.

This project is particularly meaningful to The Grand River Band of Ottawa Indians, who own property along the Grand River. Tribal Chairman Ron Yob sees the river as a ‘clogged artery’ and feels that it should flow in its natural state. Besides removing the dams to reestablish the rapids, there are also plans to add improved trail systems, bike routes, public spaces, and access points for recreational activities. While there is a myth that rapids make the water dangerous, whitewater activities are statistically safer than scuba diving, rock climbing, and even recreational boating.

The project aims to build 9,400 feet of whitewater rapids, new riverside parks, and 12 acres of limestone bedrock shoals. This could potentially expand recreational use of the river and river front. The organization expects this to stimulate the economy an additional $15 to $19 million dollars annually. So far, the timeline is set to be working in the river by 2019, and have the project completed within about five years.

Read more about: Grand Rapids Whitewater | River Restoration | The Grand River Band of Ottawa Indians
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Looking to upgrade your service?
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Have billing questions?
Contact Amy - Amy@grbx.com

Have something to share with BX members?
Contact Courtney - Courtney@grbx.com
with a write-up, photos, and any additional information!

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