

# Gundlach Champion Wins Build Michigan Award

**Gundlach Champion, Inc. is pleased to announce that the new Marquette Municipal Service Center, located in Marquette, Michigan, is the recipient of several industry awards, including the prestigious AGC Build Michigan Award.**

When a local healthcare organization sought to invest in the construction of a new medical complex on a parcel of land that included a Brownfield site as well as the existing Marquette Municipal Service Center, the City of Marquette was faced with the immediate need to relocate and replace their existing facility as quickly as possible. Upon approval by the Marquette City Commission and the State of Michigan, the hospital project was eligible for \$55 million in state and local reimbursements through Brownfield funding, with \$18 million of that funding to be utilized for the construction of the new Municipal Service Center. Brownfield projects are not uncommon, but this project represents one of the largest in Michigan history. During the process of purchasing the new property, delays in negotiations between the City and the healthcare organization forced the City to put a temporary hold on signing a construction contract with GCI, stalling the project for 8 months. Despite causing a truncated design schedule that delayed the start of construction, GCI was able to meet the original scheduled completion date, to the immense satisfaction of the owner.

Sara Cambensy, Marquette City Commissioner, summarized the feelings of the Owner: *“Each employee on their leadership team carries with them the highest level of professionalism that emulates honesty, consistency and integrity when making decisions on behalf of the taxpayer or developer on projects... Their knowledge, attention to detail, exceptional communication skills and ability to perform flawlessly under pressure on our design-build project earned them the respect and trust of our city officials and employees. GCI’s leadership and recognition of their employees as the pillar of their success has earned them the respect and trust of our entire community.”*

Programming for the new 117,922 square foot building includes vehicle maintenance and vehicle storage areas, a dedicated service shop space, integrated warm and cold storage, and an automated truck-wash bay. Within that space, 17,000 square feet is configured as office space for the Department of Public Works, Engineering, Zoning, and Community Development, as well as employee locker rooms, and other various common areas.

The new onsite fuel station is a shared-use facility, utilized not only by the City, but also in partnership with Northern Michigan University, the City of Marquette’s public school system, and the City Police and Fire departments. Other project components include the addition of a covered salt and material storage facility, yard storage areas, a public use conference room with a separate secure entrance, and separate entry and

parking areas for staff and public, which aid in site circulation and security for a fully functional facility, 24 hours a day, 7 days a week, 365 days a year.

It's noteworthy to mention GCI's safety record on this project. GCI participated in the Michigan Occupational Safety and Health Administration (MIOSHA) "Take-A-Stand-Day" to recognize the importance of workplace safety and health in Michigan. Additionally, weekly site safety audits were performed throughout the construction phase. AON, GCI's surety company, had their technical services department perform an on-site risk assessment of safety measures and work practices. As a result of this diligence, GCI is pleased to be able to claim a zero-accident worksite, with more than 80,000 total man-hours logged.

Curt Goodman, Director of Public Works & Utilities, stated, *"The entire GCI organization adopted the projects 'One Team' concept, and it proved to be a successful partnership with the City of Marquette to deliver a quality facility that will serve the city well into the future."*