



GUNDLACH CHAMPION
SINCE 1898

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A Division of Champion, Inc.

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PUBLIC FACILITIES CONSTRUCTION



YOU NEED A CONTRACTOR THAT UNDERSTANDS YOUR BUSINESS

Gundlach Champion, Inc. (GCI) has decades of experience working on public facilities construction projects. Our experience includes offices, jails, municipal service centers, waste water treatment facilities, vehicle maintenance facilities, and everything in between. Whether your project involves

The insight we gain during this programming and design phase means your building will meet your exact needs with a positive impact on your operations.

a new building, or the renovation of an existing space, we can do it all: We spend the time needed to learn about the goals of your project and your organization. The insight we gain during this programming and design phase means your project will be tailored to meet your exact needs, positively impacting your staff and ultimately your community at-large.

Since our establishment in 1898, GCI has evolved to become a one-stop shop, providing a variety of construction services. Our range of expertise and knowledge allows us to help walk you through the complexity of a public facilities project. Because GCI has worked with many municipalities and governing agencies, we understand the politics involved with getting capital construction projects approved. We will provide all necessary information, attend meetings, and if necessary, schedule special meetings to ensure that each key decision-maker understands the process and the expected deliverables throughout the project.

From the very beginning of a project, we can help you select the best project delivery system, choose an engineering firm, work with your team through the design phase, bid the project out, and ultimately build it.

EXPERIENCED IN BUILDING SUCCESSFUL PROJECTS

We've worked on hundreds of projects ranging in size, scope, and complexity in every major market throughout Michigan's Upper Peninsula, Wisconsin, and Minnesota. Through our wide range of experience in the Northern Great

Lakes region, we have established relationships with many trusted subcontractors and suppliers to get a quality job done safely, on time, and within budget. We are pleased to work with skilled local subcontractors who are familiar with the area, and who will be available at a moment's notice should the need arise. It is our preference to hire field craft from the locale of the project whenever possible.

EXPERTISE YOU CAN DEPEND ON

Building in the Great Lakes region can present unique seasonal challenges. Given the extreme weather conditions we experience, GCI understands what it takes to complete our construction projects safely and on time. We have the flexibility to meet tight schedules. To accommodate your schedule or adverse weather, we will work overtime, multiple shifts, fast track schedules, or around existing operations.

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We understand that budgets need to be held when working on public facilities projects. There are few things more frustrating to an owner than escalating budgets or change orders; we use all of our expertise to ensure that these do not occur. During the bid process, we perform a "scrubbing" of design documents to avoid costly mistakes. We employ value engineering techniques to ensure that proper materials are used. If a change order is needed during any phase of the project, we will work with the project designers and owners to identify solutions that minimize cost.



CASE STUDY: KI SAWYER WASTE WATER TREATMENT FACILITY

When Marquette County first bid out the wastewater treatment facility improvements for the KI Sawyer community, the project came in substantially over budget. This put their entire project at risk because of the time restrictions on their USDA loan. Marquette County needed to bring the project within budget or lose the money. Using value engineering techniques, GCI worked with Marquette County, the project engineer, and subcontractors to bring the project back within budget, and within the completion time frame the County needed to meet USDA requirements. The project funding was approved, and the project provided the County with a wastewater treatment facility that operates at higher functional levels than have been seen in decades.



CASE STUDY: ALGER COUNTY JAIL

With a tight schedule and even tighter budget, Alger County turned to Gundlach Champion for the design/build renovation and expansion project at their County Jail facility. GCI and its design team worked with Alger County on an accelerated design schedule to complete the design and begin construction as soon as possible. Needing to remain operational, GCI worked with Alger County on the phasing of the work to ensure they had the maximum amount of space available throughout the renovation portion of the project. The work included new detention equipment, controls system, and an increase of almost double for occupants.



CASE STUDY: MARQUETTE MUNICIPAL SERVICE CENTER

Due to the impending sale of the property containing its old municipal service center, the City of Marquette, bound a tight budget and schedule, needed to construct a new facility. To meet the budget and fast track schedule, GCI worked with the City of Marquette and its design partner develop a floor plan for the new 100,500 square foot two-story office, vehicle maintenance area, and vehicle storage area. With the plan GCI developed, containing all the elements the City needed, and a few of their items from its wish list, they were able to work within their project constraints. Because the building was designed with precast concrete walls, GCI was able to expedite the production and installation of the panels to ensure the project stayed on schedule.



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