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July 06, 2020

Attn. Mr. Joe Frey, Village Administrator  
Village of Blissfield  
130 S. Lane St.  
Blissfield, Michigan 49228

Re: Blissfield Aquatic Center Project – Construction Timeline

Joe,

The following is a detailed account of events that occurred which impacted the schedule of the Blissfield Aquatic Center. To summarize, large quantities of rain created poor soil conditions rendering the site unbuildable during critical construction periods. If the project were to have proceeded under these conditions, the contractor would have had to remove the unusable soil adding approximately \$1.2 million to the project cost. Therefore, due to these site conditions substantial research and redesign was required in order to proceed with the project. In addition to the site challenges and the extreme weather events which substantially delayed the project, the unfortunate circumstances with COVID-19 halted construction and challenged the industry's workforce. **Despite all these challenges we were able to remain within the original total project budget.**

Summer of 2017 – Obtained input from the community which was relevant for the design parameters. Also, visited several existing public pool facilities to gather additional information, which was helpful in making informed decisions.

The original site location for the facility, adjacent to O.W. Farver Little League Park, was selected in order to share the access drive, parking areas and site utilities. The result would have been a substantial savings to the Village of Blissfield.

Fall 2017 –The project team explored several preliminary pool design options. The final design was selected, and construction documents were started.

Before the design was completed and prior to bidding, test holes were dug in the approximate locations where buildings and the pool were planned to be built in order to determine site suitability. The test holes were dry at the time and soil conditions appeared to be suitable for the proposed construction. However, buried concrete trenches from the previous sugar beet refining plant were discovered.

This discovery lead the project team to do further due diligence. Ground penetrating radar was performed in order to determine the extent of these trenches as well as defining potential locations of other concealed obstructions. This process proved to be inconclusive. However, we believed what was known at the time would not adversely affect the construction budget, since there were enough shared cost savings to offset the cost that would be incurred to remove the concrete debris.

December 2017 - The project was issued to contractors for bidding.

January 2018 – Bids were received from the contractors. Also, the drawings were revised thru value engineering and the result was a reduction of the construction cost of approximately \$96,000.

April 2018 – Bids were accepted and the contracts for contractors were then approved.

April 2018 – Prior to the start of construction, approximately 6"+ of rain had occurred on the site in a short period of time and the soil became saturated. After a few weeks of drying out, the project team again checked the soil conditions and test holes were dug and immediately the holes filled with water. The site was unsuitable for construction. Also, random holes were dug across the entire site and more favorable conditions were discovered farther to the east. The options were to wait for conditions to improve with the possibility that additional rainfall would cause further delays or redesign the site which would locate the facility further to the east. The project team determined that the later was the best option.

June 2018 – Project site redesign finalized.

July 2018 – The project team determined the project could be built within the construction budget and sitework and construction commenced.

December 2018 – Project was shut down due to winter conditions. At that point site work and the construction of the buildings were approximately 50% complete. Pool construction was approximately 18% complete.

April 2019 - While the pool was being excavated a large amount of ground water was present due to unseasonable rains. Dewatering the site was required which caused a several month delay.

December 2019 – The project was shut down for the year due to winter conditions. At that time the overall construction of the facility was approximately 95% complete. The intention was that the project would be completed and opened to the public the weekend before Memorial Day - 2020.

March 2020 – Prior to the commencement of spring construction, Michigan Governor ordered businesses closed including construction projects due to COVID-19 pandemic.

May 2020 – State mandated closures were lifted and construction could commence.

July 2020 – Due to the effects of the state office mandated closures, the first available date for MDEQ site inspection and approval, which would allow the pool to open to the public, is July 13, 2020. Once approved, the pool is tentatively scheduled to open to the public the fourth week of July 2020. **As of first week in July the pool is operational. Lifeguards and Staff are being trained.**

Respectfully,



David A. Koppelman, President  
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Oregon, Ohio