

# GRANGER

ADVANCE THE ART OF BUILDING



**MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION**  
HEADQUARTERS 2  
EAST LANSING, MICHIGAN



## MSUFCU HQ2

In 2014, Granger Construction began serving as the construction manager for the Michigan State University Federal Credit Union's new headquarters project (MSUFCU HQ2) in East Lansing, Michigan. From the onset, Granger was committed to not only delivering a remarkable facility, but intently focused on ensuring that the owner and end users were engaged in the construction process every step of the way. This high-level of involvement, coupled with superior planning processes, has resulted in a project that highlights the tremendous benefits of collaboration and teamwork, and is on-track to exceed expectations and provide extraordinary value for everyone involved.

### FLOW EFFICIENCY PLANNING

Prior to arriving on site, Granger produced a comprehensive project plan, recognizing flow efficiency planning and site logistics as critical to the overall success of the project and owner satisfaction.

Benefits realized by Granger's flow efficiency plan have included:

- **Community partnership** — Early and effective planning lead to increased communication and partnership with local governing and regulating authorities.

- **Reduced waste** — Organized sequencing has made subcontractors more efficient and eliminated re-work. Site conditions and worker efficiency were significantly improved by installing utilities early in the project.

- **Safety** — Early planning for efficient storm water management made for safer site conditions and easier access to the job site and building.

- **Security** — Having a fenced site and parking lot lights in place enhanced job site security. Thoughtful signage controls the flow and access of visitors.

The plan was designed to minimize disruption to the ongoing credit union functions at the adjacent headquarters facility and allowed Granger to stage the project so that work could occur while portions of the final design were still being completed.



### ENVELOPE COMMISSIONING

In order to deliver a building of utmost quality and functionality, a mock-up was constructed to reinforce quality control standards, evaluate dissimilar material details, and perform envelope commission testing. Envelope commissioning of the actual structure ensured that all steps in the mock-up process were achieved while assuring the highest level of quality control and lessening any future constructability issues. During the strict building enclosure commissioning process, the energy performance of the facility was evaluated and verified against defined objectives and criteria to ensure the delivered building would be free of water and air defects.



## EFFECTIVE TECHNOLOGY

Granger's use of mobile software such as PlanGrid has allowed job site teams to save time and avoid rework, streamlining the construction process and promoting dynamic and productive communications. The CM, AE, Owner and subcontractors use one platform for document control, change management and punchlists. All changes are live and immediately published to the entire team; individual teams are immediately notified of issues requiring attention. The opportunity for error, or lost or missed information, is nearly eliminated.

Additionally, Granger's considerable use of Building Information Modeling (BIM) and digital planning assure that the closeout process is consolidated for the owner and end users. At the project's conclusion, Granger will provide the owner with all approved submittals, updated drawings and a current 3D BIM model in a single, user-friendly, digital format. The owner and end users will have a complete working model of the building, as well as linked product/material information, for future maintenance of the facility.



## SITE CLEANLINESS

Granger's extensive planning and meticulous scheduling processes resulted in an extraordinarily clean and efficient job site. The setup and design of the MSUFCU HQ2 job site was purposeful, with extensive thought given to the flow of people and materials. Construction materials are delivered on an "as needed" basis, and the adherence to Lean construction principles such as flow efficiency have contributed greatly to the site's overall appearance and functionality.



## SAFETY PLANNING

Safety and logistics go hand-in-hand. From the beginning, safety planning has been of utmost priority. The MSUFCU HQ2 job site has benefited tremendously from a unique partnership with MIOSHA and the AGC designed to forge a collaborative and efficient safety culture on-site. Granger developed a working 3D model to perform a virtual safety walk, and worked with MIOSHA CET to develop a working safety plan project-wide.

Transparency between subcontractors, MIOSHA and the AGC regarding safety systems, as well as the willingness of subcontractors to have their safety systems audited, with no penalty for deficiency, have been hallmarks of the safety plan.





## MICHIGAN STATE UNIVERSITY FEDERAL CREDIT UNION HEADQUARTERS 2

**COST:** \$46 million

**SQUARE FOOTAGE:** 186,350

**SERVICE:** Construction Management

**START:** June 2015

**COMPLETION:** July 2017

**ARCHITECT:** Daniels & Zermack

**REFERENCE:**

April Clobes, President/CEO

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East Lansing, MI 48823

Contact information available upon request

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We are driven to **fully understand the goals of our customers** while consistently challenging conventional approaches, resulting in the delivery of **unique and extraordinary value**.