



# **CLARKSTON CITY HALL ANNEX RENOVATION OF MORRIS FAMILY HOUSE**

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**CITY MANAGERS PROGRESS REPORT #1**

**TO**

**CLARKSTON CITY COUNCIL**

**November 5<sup>th</sup> to November 21<sup>st</sup>, 2012**

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**November 14<sup>th</sup>, 2012**

**Encapsulation of lead paint on exterior of house using “Eco Bond”. Eco Bond is a lead treatment product that seals lead paint and lead dust in-place which results in a non-hazardous environment.**

**Eco Bond is a phosphate based reagent that that adheres to lead based surfaces. Eco Bond also penetrates several layers of paint to the original wood surface.**

## EXECUTIVE SUMMARY

### Project Description

On July 1<sup>st</sup>, 2012, a RFQ for “City Hall Annex – Renovation of Morris Family House” was advertised. On July 31<sup>st</sup>, 2012, six (6) General Contractors submitted “Statements of Qualifications”. Upon analysis RFQ’s, four (4) firms received a RFP with the city receiving three (3) bids. With all bids exceeding the allocated budget for this project, the Review Committee initiated the procedures for contracts as established by the Georgia Local Government Public Works Construction Law, O.C.G.A. 36-91-1.

The City initiated interviews and negotiations of scope and fee with each of the three firms. The negotiation process consisted of the Review Team and each of the General Contractors “value engineering” the entire building and site work. This “value engineering” approach provided the city with significant flexibility and opportunities to assess alternate materials, construction methods/means and costs without compromising project quality or safety. Each of the firms was provided with the same value engineering and scope modification alternatives.

The Review Team determined MACALLAN GROUP to be the highest ranked firm based on price, project approach, qualifications and experience. The recommended Total Construction Cost, including all value engineering items and a 5% Owner Contingency, was determined to \$497,554.05.

## STATUS OF CONSTRUCTION/PROGRESS SUMMARY

### Progress Summary

Field Reports from Project Manager Kaiser are prepared and hard copies provided to City Manager Barker when site visits occur. These reports provide a general description of the activities performed by MACALLAN Group and observations made by the Project Manager. Below is a chronological summary of the most significant milestones for the reporting period of November 5<sup>th</sup> to November 21<sup>st</sup>, 2012:

- Pre-Construction Meeting held November 5<sup>th</sup>
- City and Macallan Group signed AIA contract
- Macallan Group mobilizes to project site; perimeter security fence installed
- Pre-Notification for “Asbestos Renovation – Encapsulation – Demolition” submitted to EPD by Hibernia (Macallan Group abatement contractor)
- The following demolition activities that have occurred to date;
  - Eco Bond exterior painted surface of house - encapsulation of lead based paint

- Remove 1<sup>st</sup> floor ceiling (to prepare for structural enhancements - additional floor joists)
  - Kitchen cabinets removed
  - Remove asbestos glazing from all windows
  - Remove interior wall (back porch utility room)
  - Remove all carpeting
  - Remove wall at staircase – 2<sup>nd</sup> floor
  - Remove wall 2<sup>nd</sup> floor hallway
  - Remove all wallpaper
  - Remove shrubbery adjacent to front porch – access required for abatement activities
  - Roof assessment completed by Macallan Group subcontractor – report of findings pending
  - Remove vinyl flooring in kitchen
  - Exposed flooring in washer/dryer room (back porch) – wood flooring and joists deteriorated
  - Removed windows back porch
- Contractor construction sign to be installed November 21<sup>st</sup>

### **Project Schedule**

- As of November 21<sup>st</sup>, project is on schedule for a April 31<sup>st</sup>, 2012 completion

## **ISSUES/ACTION ITEMS**

### **ISSUES TO BE RESOLVED**

- ✓ Plans call for patching plaster walls (25% of the wall area). Currently assessing alternatives; (a) removing all the plaster and lathe throughout the house and placement of new sheetrock, (b) placement of new sheetrock over the existing plaster walls throughout the house
- ✓ Back porch wood flooring, sub flooring and underlying joists damaged over 30% of floor

area. Remaining wood floor uneven. Entire back porch floor covered with artificial floor covering (astro turf material). Project team currently assessing; (a) whether to replace damaged joists and entire existing wood floor with a new plywood sub base and new wood flooring or (b) replace only water damaged floor areas and use existing floor as a sub base for new wood flooring

- ✓ Macallan to receive a 2nd quote for roof replacement – Macallan Group identified several layers of asphalt shingles over cedar shake roof decking – issue with overloading of roof structure
- ✓ Wood posts to support structural load are supported on concrete footings – only minimal existing wood posts will require new footings
- ✓ Flooring in the sitting room to be removed as opposed to transitioning in elevation from the hallway flooring to the sitting room area

**ACTION ITEMS**

None to-date

**CONTRACT HISTORY**

Base Contract:           \$468,931  
 Owner Contingency:   \$28,623  
 Contract Amount:       \$497,554

**CHANGE ORDERS APPROVED TO-DATE**

Change Order #	Change Order Amount	Revised Contract Value
NA	NA	NA

## REQUIRED ADDITIONAL CHANGE ORDERS

**None To-Date**

Description	Change Order Amount	Cumulative Change
CONTRACT AMOUNT AS OF 11/8/2012 \$497,554	NA	\$ 0.00

## OPTIONAL PROJECT MODIFICATIONS

**NONE DURING THIS REPORTING PERIOD**

## PROJECT MANAGER RECOMMENDATIONS REGARDING REQUIRED CHANGE ORDERS

**NONE TO-DATE**

## MEETINGS/PROJECT COORDINATION

- Pre-Construction Meeting held November 5<sup>th</sup>
- Field Meeting with Macallan Group, Architect and Project Manager November 20th
- Project Construction Status Meeting #1 to be held November 27th

## EXPENDITURES TO-DATE

- No Application For Payments (AFP) received to-date

TOTAL Macallan Group AFP's To-Date: \$0.000

## PHOTOS OF WORK PERFORMED DURING THIS REPORTING PERIOD



November 14, 2012

**Negative air pressure provided during interior demolition activities**



November 14<sup>th</sup>, 2012

**Wallpaper removed from walls downstairs hallway**



November 14<sup>th</sup>, 2012

**Remediation (abatement) of window glazing on all windows – asbestos identified in the glazing material during plan preparation**



November 20<sup>th</sup>, 2012

Wood flooring and joists deteriorated – back porch (utility room)



November 20<sup>th</sup>, 2012

Water damage back porch – southeast corner



**November 20<sup>th</sup>, 2012**

**Removing vinyl flooring in former kitchen – see existing wood floor**



**November 20<sup>th</sup>, 2012**

**Cracking on plaster walls – typical**



**November 20<sup>th</sup>, 2012**

**Several layers of flooring in future sitting room (top of pic. – reddish brown color)  
Hallway existing flooring (bottom of pic. - dark brown color)  
Elevation difference of floor areas to be resolved**



**November 20<sup>th</sup>, 2012**

**Wall at top of staircase removed for fire safety code  
Protective poles/barrier to be installed on outside of staircase railing**



**November 20<sup>th</sup>, 2012**

**Carpet underlayment/pad glue adhered to wood floor – to be removed**



**November 20<sup>th</sup>, 2012**

**Floor joist width, depth and orientation variable throughout house – structural enhancements to flooring system per plans – additional joists to be added**