



CLARKSTON CITY HALL ANNEX RENOVATION OF MORRIS FAMILY HOUSE

CITY MANAGERS PROGRESS REPORT #2

TO

CLARKSTON CITY COUNCIL

November 22nd to December 17th

Sitting Room (former trash room) - subflooring and wood flooring installed over original wood flooring; notice elevation of sitting room flooring higher than hallway flooring; notice buckling of flooring left side of room



EXECUTIVE SUMMARY

Project Description

On July 1st, 2012, a RFQ for “City Hall Annex – Renovation of Morris Family House” was advertised. On July 31st, 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 assessing each of the General Contractors “value engineering” submittals for the building and site work items. 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

The following is a summary of the primary renovation tasks completed by the MACALLAN Group and observations made by the Project Manager for the reporting period of November 22nd to December 17th, 2012:

- Some of the second floor framing does not bear on continuous wall plates as was assumed during design (platform framing). Instead floor joists are attached to the side of a wall stud (balloon framing) for the exterior walls. At other locations joists appear to sit on ledger strips. A new connection design for the Laminated Veneer Lumber (LVL’s), which were included in the bid specifications, was developed
- Extra layers of wood flooring and subflooring were encountered over the existing wood flooring in the sitting room (former trunk room) – ridge in flooring exists where seam is revealed (buckling of floor)
- Wood flooring continues under wall and through into the adjoining room – floor joists to either side of buckled area are sagging; flooring to be removed to observe structural floor supports of the ceiling-floor assembly

- Abandoned heater flume encountered in the wall of the sitting room
- All flooring (non-historic) had to be removed in sitting room to observe structural floor support conditions. Underlying joists are recommended for structural reinforcement with LVL's including additional support under joist under interior wall – headers also observed to not be connected to beam – not included in the contract
- Very minimal deflection and bounce in 1st and 2nd floors with all LVL's in and new concrete footings under wood piers in crawl small
- Exterior color samples for masonry and walls were selected
- Wall framing for restroom partially complete
- Patching wood columns completed
- Wood flooring removed in the reception and waiting area due to surface deterioration – exposed deteriorated joists and previous improper repairs (splicing of joists) – caused by water and termite damage – all joists and flooring recommended to be removed
- Guardrail wall framing at top of staircase partially complete
- Met with termite inspection vendor to discuss quote for services

Project Schedule

- As of December 17th, the project is on schedule for a April 31st, 2012 completion date.

ISSUES/ACTION ITEMS

ISSUES TO BE RESOLVED PRIOR TO NEXT REPORTING PERIOD

- ✓ Plans call for patching plaster walls (25% of the wall area). Currently assessing potential alternatives if patching proves to be unsuccessful in the mockup
- ✓ Obtain approved sewer plans from DeKalb County

UPCOMING WORK TASKS DURING NEXT REPORTING PERIOD

- ✓ Repair most visible cracks/joints on exterior of annex prior to painting
- ✓ Painting exterior of annex
- ✓ Sewer installation – Rogers St/Market St intersection partially closed – traffic to be re-routed – traffic plan to be submitted to Project Manager for review prior to dissemination to City Manager and Chief of Police
- ✓ Install new LVL's in sitting room and reception/waiting areas if change order approved by council
- ✓ Rough-in for MEP to be completed
- ✓ Plaster repair mock-up to be presented to city
- ✓ Various other mock-ups to be presented including floor painting

CONTRACT HISTORY

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

CHANGE ORDERS APPROVED TO-DATE

CONTRACT AMOUNT AS OF DECEMBER 18TH, 2012

Change Order #	Change Order Description	Change Order Amount	Cumulative Change	Revised Contract Value
NA	TBD	NA	NA	NA

OPTIONAL PROJECT MODIFICATIONS

- Installation of sound attenuation “soundbreak” sheetrock and sound batting in the ceilings of the planned conference room and front office ceilings - \$1200

PROJECT MANAGER RECOMMENDATIONS REGARDING PROPOSED CHANGE ORDERS THIS REPORTING PERIOD

The project architect and project manager discussed with the Macallan Group the scope of work and quotes for each of the proposed change orders. In some instances project scopes were revised and/or reductions in costs were achieved.

Change Order: Replace the existing roof with a new roof which will consist of new sheathing, felt and fiberglass shingles; including new flashing at the chimney. Change Order = \$

- ✓ Project Manager recommends CO

Change Order: Install “soundbreak” sheetrock and sound batting in the ceilings of the conference and front office rooms. Change Order = \$1,200

- ✓ Project Manager recommends CO

Change Order: Delete from contract drawings installation of batt insulation, exterior sheathing and weather-resistant barrier for the reception exterior walls (formerly back porch). This will result in a \$618 credit to the project contract amount.

- ✓ Project Manager recommends CO

Change Order: Substitution of the wood acrylic semi-gloss trim paint originally specified in the bid specifications for all flooring **TO** acrylic satin latex paint for all interior floors and front porch. Change Order = \$

- ✓ Project Manager recommends CO

Change Order: Replace the damaged and deteriorated wood flooring in the sitting, reception and waiting room areas. Change Order = \$6,007

- ✓ Project Manager recommends CO

Change Order: Install ten (10) additional LVL’s for structural support in the ceiling areas under the sitting area and adjacent room. Change Order = \$3,626

- ✓ Project Manager recommends CO

Change Order: Remove the flooring and joist system in the reception (former back porch) and waiting area (former utility room) and replace with new joists (18). Change Order = \$2,611

- ✓ Project Manager recommends CO

MEETINGS/PROJECT COORDINATION

- Pre-Construction Meeting held November 5th
- Field Meeting with Macallan Group, Architect and Project Manager November 20th
- Project Construction Status Meeting #1 to be held November 27th
- Project Construction Status Meeting #2 held on December 11th
- Periodic field meetings by architect and project manager throughout project duration

EXPENDITURES TO-DATE

- Application For Payments (AFP) received to-date:

AFP #1 - \$89,996.87 submitted 11/30

TOTAL Macallan Group AFP’s To-Date: \$89,996.87

**PHOTOS OF WORK PERFORMED
DURING THIS REPORTING
PERIOD**

LAYER #1

#2

#3

#4 & #5

Deteriorated lathe roofing underlayment



Roofing Stringers in good condition

WORK ROOM

Wood paneling removed from walls

Moisture damage at bottom of plaster walls - moisture collected at bottom with paneling contributing to problem



**GUARDRAIL WALL AT
TOP OF STAIRCASE**



**LAMINATED VENEER
LUMBER (LVL) INSTALLED
IN CONFERENCE ROOM
CEILING**

**Floor removed in
sitting room**

**2- 1.75 " x 7.25 " LVL attached
to each joist**

**Sitting/Office room interior
wall resting on this joist**

**Sitting room floor supported
on 1st floor interior wall**

**Continuous wall plate exterior walls - some joists nailed to
ledger and others nailed to wall studs**



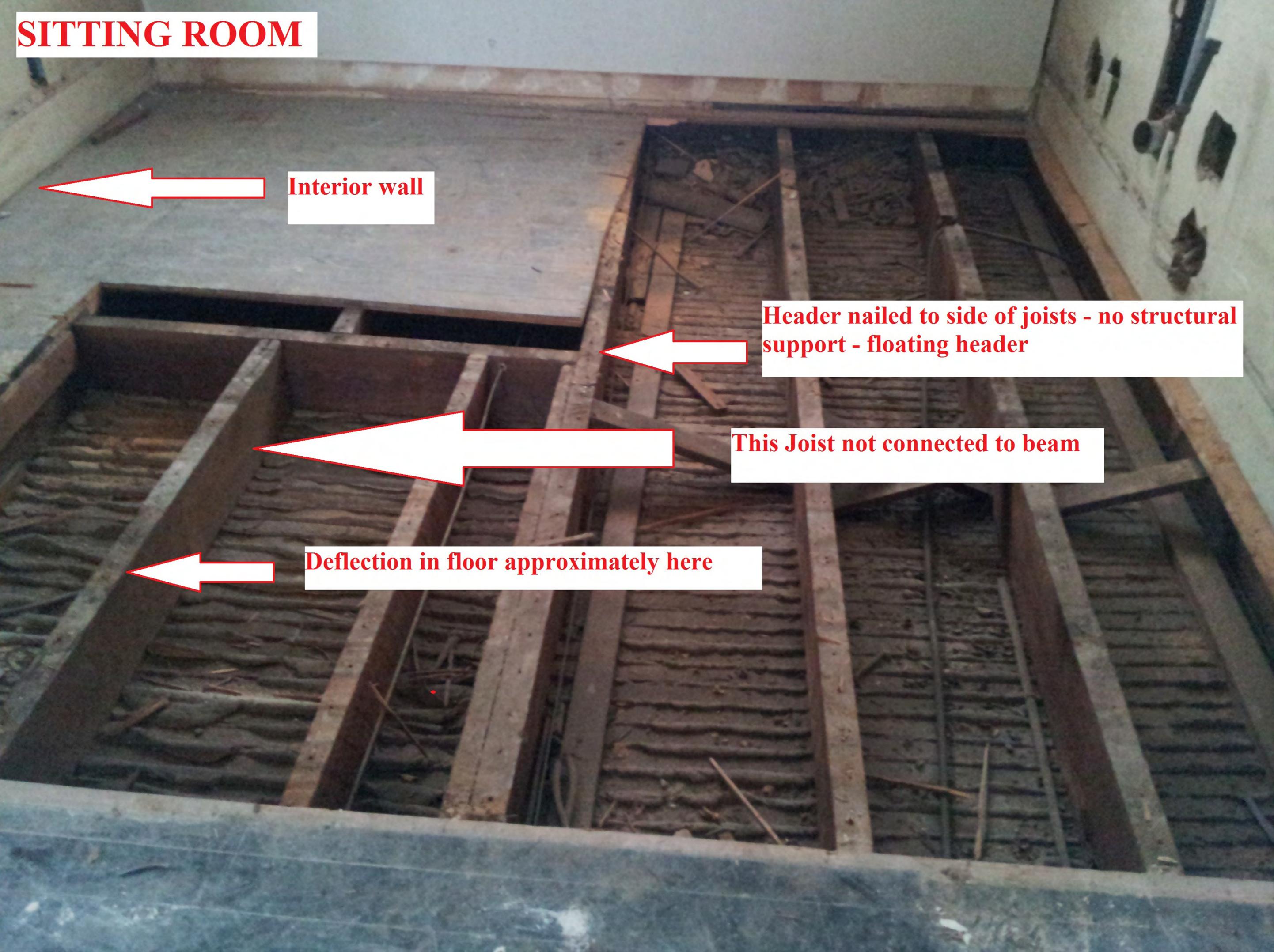
SITTING ROOM

← Interior wall

← Header nailed to side of joists - no structural support - floating header

← This Joist not connected to beam

← Deflection in floor approximately here



**VIEW OF SITTING ROOM
FROM 1st FLOOR
HALLWAY**



PARTIAL FRAMING OF RESTROOMS



RECEPTION/WAITING ROOM AREA - formerly back porch and utility room



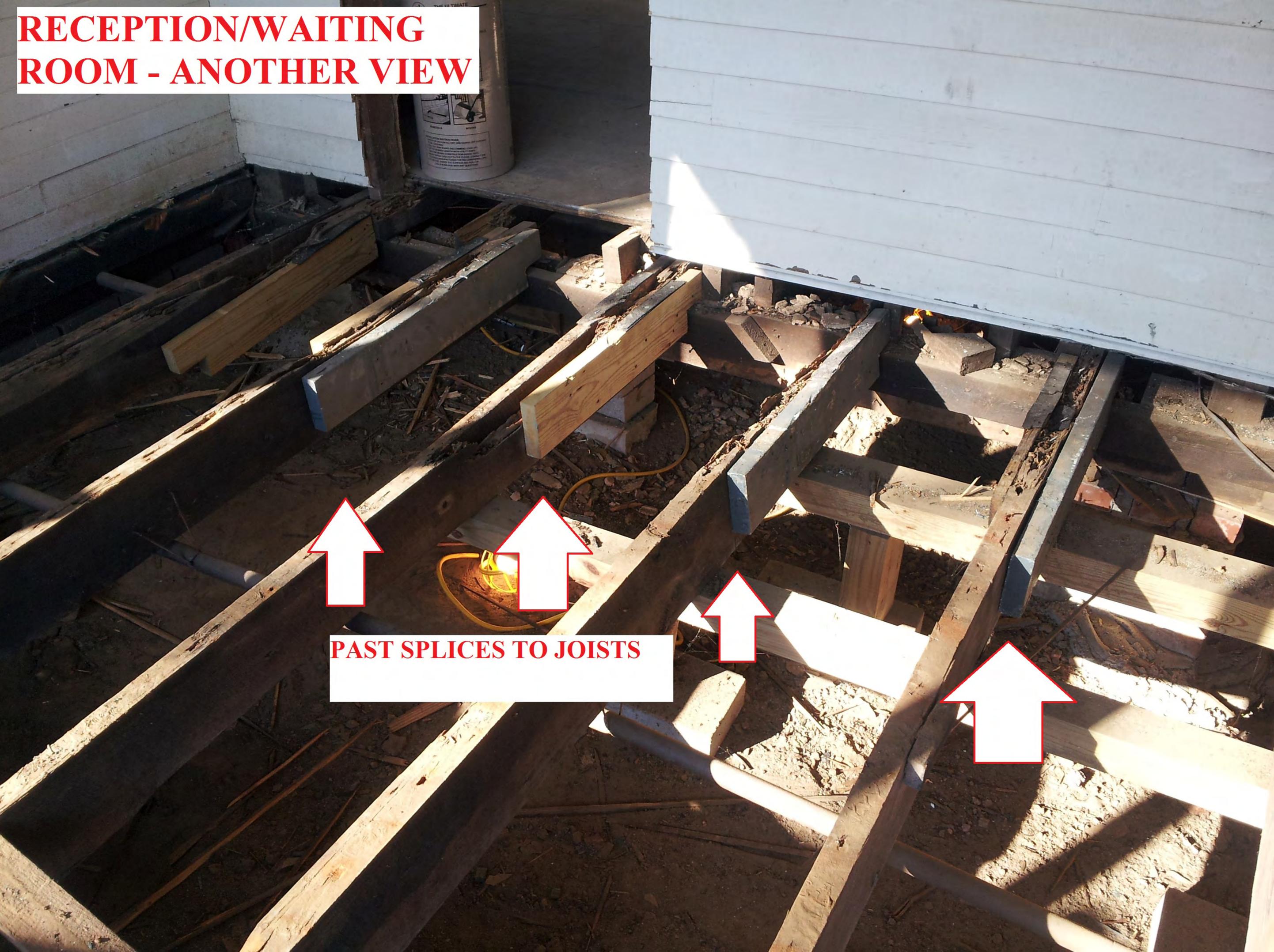
↑
Water damage to joists

← **Termite damage**

← **Termite Damage** →

← **Past repairs to damaged joists - see splicing** →

RECEPTION/WAITING ROOM - ANOTHER VIEW



PAST SPLICES TO JOISTS