



CLARKSTON CITY HALL ANNEX RENOVATION OF MORRIS FAMILY HOUSE

CITY MANAGERS PROGRESS REPORT #3

TO

CLARKSTON CITY COUNCIL

December 18th, 2012 to January 25th, 2013



Repairs to clapboard house exterior in preparation for painting

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. A contract in the amount of \$497,554.05 was prepared and approved by City Council.

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 December 18th 2012 to January 25th, 2013:

- Silt fence installed perimeter of site
- Construction entrance installed
- All LVL’s installed per contract and change order; sitting room and all first floor ceilings
- Bathroom framing installed
- Mechanical ductwork and HVAC equipment rough-in completed
- Flooring and joists removed in the reception/waiting area and replaced with new joists and subflooring
- All window glazing removed
- Window panes damaged during xmas weather event replaced – no water damage to interior flooring

- Electrical wiring rough-in completed
- Roof replacement completed on main building
- Electrical panel installed
- Fire panel rough-in completed
- Approved sewer plans obtained from DeKalb Watershed Management
- Sanitary sewer line installation completed
- Assessed condition of clapboard exterior of building for additional repairs before painting occurs – repairs completed
- Mold remediation completed in attic
- Excavation and fill placement for parking lot area 75% complete
- Trees encroaching on Georgia Power lines on Rogers St removed and all overgrowth removed – bushes in poor condition – no value in retaining
- Trees (4) removed – in accordance with arborist report; oak tree at back corner of building encroaching on cedar tree – oak in poor condition and thus removed
- Temporary power pole installed, inspected by Safe Built and Georgia Power approved
- Met with Security Firm to discuss quote for building
- Met with IT Consultant for fiber optic installation between city hall and city hall annex
- Met with IT consultant to discuss hardware and wiring installation in annex
- Footings for ADA ramp poured and framing commenced
- Reception/Waiting Area roofing replaced
- Exterior HVAC units installed
- Resolved “official approval” of building plans from Fire Marshall’s office

Project Schedule

- As of January 25th, 2013 the project is on schedule for an 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
- ✓ Fire Panel plans awaiting DeKalb Fire Marshall approval before county inspection occurs
- ✓ Safe Built inspection (50% stage) of MEP to occur when architect approves of submittals from Macallan Group

- ✓ Coupler (where gas line feeds line to meter) is corroded and needs to be replaced by AGL
- ✓ Assess completeness of mold remediation in attic
- ✓ Excavation in parking lot area encountered unsuitable soils – negotiate with Macallan Group costs and responsibilities to remove and stabilize subgrade before stone base course is placed and paving occurs
- ✓ Assess type and quantity of trees on Rogers St necessary to re-establish buffer
- ✓ PVC plumbing vent stack connected to existing cast iron external vent – wall treatment to eliminate exposure to be explored
- ✓ Assessing modifications to finishes in reception/waiting area to include a more decorative ceiling and wood boards (to match existing) at exterior walls
- ✓ Fiber optic data/phone line and wiring inside annex – coordination with IT Consultant and Macallan Group

UPCOMING WORK TASKS DURING NEXT REPORTING PERIOD

- ✓ Windows (reception/waiting area) to be installed
- ✓ Building to be conditioned when gas line is replaced
- ✓ Mold remediation of crawlspace to occur when HVAC installation completed
- ✓ Painting exterior of building including foundation walls weather permitting (temperature > 50 °F and rising)
- ✓ Tree stumps at corner of property to be removed and yard graded for smooth transition from road to building
- ✓ Sidewalk to front of house to be removed and new sidewalk installed including new sidewalk on Rowland and Market
- ✓ Interior colors to be selected
- ✓ Plaster repair mockup – plaster work to commence when mockup approved and weather permitting
- ✓ Complete all plumbing
- ✓ Window caulking to occur weather permitting

CONTRACT HISTORY

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

CHANGE ORDERS APPROVED TO-DATE

Change Order #	Change Order Description	Change Order Amount	Cumulative Change	Revised Contract Value
#1	Roof replacement	+ \$23,004	\$23,004	\$520,558
#2	1 st floor ceiling sound attenuation improvements	+ \$2,284	\$25,288	\$522,842
#3	Remove improvements to exterior wall of reception area (contract credit)	<\$618>	\$24,670	\$522,224
#4	Increase for change in floor paint materials	Deleted – no cost increase	Deleted	Deleted
#5	Replace damaged and deteriorated wood flooring reception, waiting and sitting rooms	+ \$6007	\$30,677	\$528,231
#6	Add ten (10) LVL's to for sitting area flooring	+ \$3626	\$34,303	\$531,857
#7	Remove deteriorated joists and replace with joists in reception area	+ \$2611	\$36,914	\$534,468

Total Change Orders to Date - \$36,914

OPTIONAL PROJECT MODIFICATIONS

None during Reporting Period

PROPOSED CHANGE ORDERS THIS REPORTING PERIOD

NONE

MEETINGS/PROJECT COORDINATION DURING REPORTING PERIOD

- Project Construction Status Meeting #3 held January 8th, 2013
- Met with IT Consultant (data/phone) and Macallan Group's Security subcontractor
- Periodic field meetings by architect and project manager throughout project duration
- Met with Fire Chief Burden to discuss city concerns with receiving an email approval of building plans but no physical plans/letter

EXPENDITURES TO-DATE

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

AFP #2 - \$81,180.40 submitted 12/30/2012

TOTAL Macallan Group AFP's Approved To-Date: \$171,177.27

PHOTOS OF WORK PERFORMED DURING THIS REPORTING PERIOD



PVC plumbing vent stack connected to existing cast iron external vent – wall treatment to eliminate visibility



Transom in hallway – glass (non historic glass) removed for painting purposes



Ceiling framing lowered in restroom to conceal plumbing vent pipe



SS Sewer Line Installation



Roof Replacement Reception/Waiting Area



Electrical and Plumbing rough in Restroom



Missing window pane (typ. – approx 15 total) – high winds xmas holidays



Attic – see new roof underlayment over existing stringers – existing cedar shake underlayment not salvageable



Additional plaster removal required building wide due to existing diagonal wall framing members



Initial clearing and grading for parking lot



Unsuitable soils undercut in parking lot and fill material imported to site



Electrical panel installation – see diagonal wall member



Silt fence – see appropriate installation



HVAC installation in attic – note ends of duct work sealed during attic cleanup and mold remediation activities



Attic mold remediation – cleaned area shown – all floors, joists and roof stringers are hand wiped with a spray disinfectant



Mold Remediation in attic – uncleaned area shown



ADA ramp under construction – see poured footings