



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

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**CITY MANAGERS PROGRESS REPORT #4**

**TO**

**CLARKSTON CITY COUNCIL**

**January 26<sup>th</sup> to February 22<sup>nd</sup>, 2013**

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**Sidewalk Construction Completed**

**Market Street sidewalk and interior sidewalk to ADA ramp**

## **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 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 January 26<sup>th</sup> to February 22<sup>nd</sup>, 2013:

- Tree stumps at corner of property removed
- Spray insulation completed in attic and batt insulation in crawl space
- Mold remediation completed in the crawlspace
- Sidewalk constructed
- ADA ramp installation 90% complete
- Additional ceiling framing required in the reception/waiting room – existing framing members of various sizes (2 x 4’s and 2 x 6’s) and variable slopes – unable to install gypsum board – new framing completed at no cost to the city

- Windows installed in reception/waiting room – installation complications due to eastern exterior wall out of plumb – adjustments in the field by Macallan Group throughout process (see pictures)
- Fire Panel Plans approved by Fire Marshall
- 50% rough in inspection for MEP completed – passed inspection
- Coupler (where gas line feeds line to meter) corroded - replaced by AGL
- Additional mold remediation and cleanup in attic performed at request of Project Manager
- Interior colors to be selected; trim, walls, fireplace mantels, etc
- Door hardware selected
- Masking of plumbing vent stack (connected to existing cast iron external vent) – new ceiling framing eliminated need to place a false wall
- Assessed modifications to finishes in reception/waiting area to include a pine wood 1 x 2 strips for ceiling and 1 x 4 T&G clapboards (to match existing) at interior wall of waiting area (change order # )
- Georgia Power relocated meter from temporary pole to house
- Atlanta Gas Light unlocked meter
- HVAC units turned on - house conditioned
- Gypsum board to be placed in ceiling of reception/waiting room
- Location of IT Infrastructure identified including “housing” for the equipment
- Plaster mockup initiated – see picture

### **Project Schedule**

- As of February 22<sup>nd</sup>, 2013 the project is on schedule for an April 31<sup>st</sup>, 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
- ✓ 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

- ✓ New window installation in reception/waiting area to be resolved – existing exterior framing not plumb & resolution to slope of window subsill and entrance door framing
- ✓ Pressure treated posts for ADA ramp – posts bent from curing – wood post supplier to respond to defect

**UPCOMING WORK TASKS ANTICIPATED DURING NEXT REPORTING PERIOD**

- ✓ Painting exterior of building including foundation walls weather permitting (temperature > 50 °F and rising)
- ✓ Front and side (Market Street) to be graded for smooth transition from road to building
- ✓ Plaster repair mockup – plaster work to commence
- ✓ Window caulking to occur weather permitting
- ✓ “Finish” grading to be completed
- ✓ Fescue to be installed in front and side yards weather permitting
- ✓ Concrete driveway and associated paver bands and paver curb to be placed
- ✓ Fence enclosure for outside HVAC units to be built
- ✓ Aerial fiber optic cable to be installed

**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 <sup>st</sup> floor ceiling sound attenuation improvements	+ \$2,284	\$25,288	\$522,842
#3	Remove improvements to	<\$618>	\$24,670	\$522,224

	exterior wall of reception area (contract credit)			
#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

- Addition of 1 x 2 pine wood strips for ceiling in reception/waiting room – attempt to mirror location of ceiling framing members
- Replace gypsum board in waiting room with 1 x 4 T&G clapboard

## PROPOSED CHANGE ORDERS THIS REPORTING PERIOD

Change Order #8 – \$4,122 (1 x 4 T&G clapboard and 1 x 2 pine wood strips for ceiling of reception room and wireless security system)

Change Order #9 – \$6000 (fiber optic cable)

Change Order #10 – \$9665 (IT equipment for computer networking)

## MEETINGS/PROJECT COORDINATION DURING REPORTING PERIOD

- Project Construction Status Meeting #3 held January 22<sup>nd</sup>, 2013
- Met with IT Consultant (GO Technologies) and sub-consultant vendor (Electronic Environment, Inc) for discussion regarding fiber optic location/permitting/scope of work/fee for overhead cable installation (data/phone line) and associated wiring inside annex
- Met with IT Consultant to discuss location of IT equipment
- Met with Macallan Group vendor regarding wireless security system

## EXPENDITURES TO-DATE

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

No AFP's submitted this month

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

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



**Back Porch Exterior – see new windows**



**Back Porch Interior – see new windows**



**See window sill – no sloped subsill (corrective action by contractor required to avoid wood deterioration/decay over time from water)**



**Conference room chimney – red brick to receive new ceramic tile, surfaces within firebox to be painted black and mantel to be painted interior trim color (typ.)**



**Work/Kitchen Room – heater and hose to be removed (completed) – flue opening to be capped and filled flush (typical in all rooms)**



**Lack of slope on subsill to be resolved by contractor – either reset windows or place a 1 x 2 pressure treated section under subsill to allow for positive drainage (see following pictures)**



**Proposed subsill**

**Original sill**

**Exterior Sill Mockup – subsill added; angle adjusted to match slope  
of window sill**



**Mockup of Interior Window Sill - 2 x 2 to be continuous ganged window openings**



**Continuous interior window sill installed (2"x 2")**



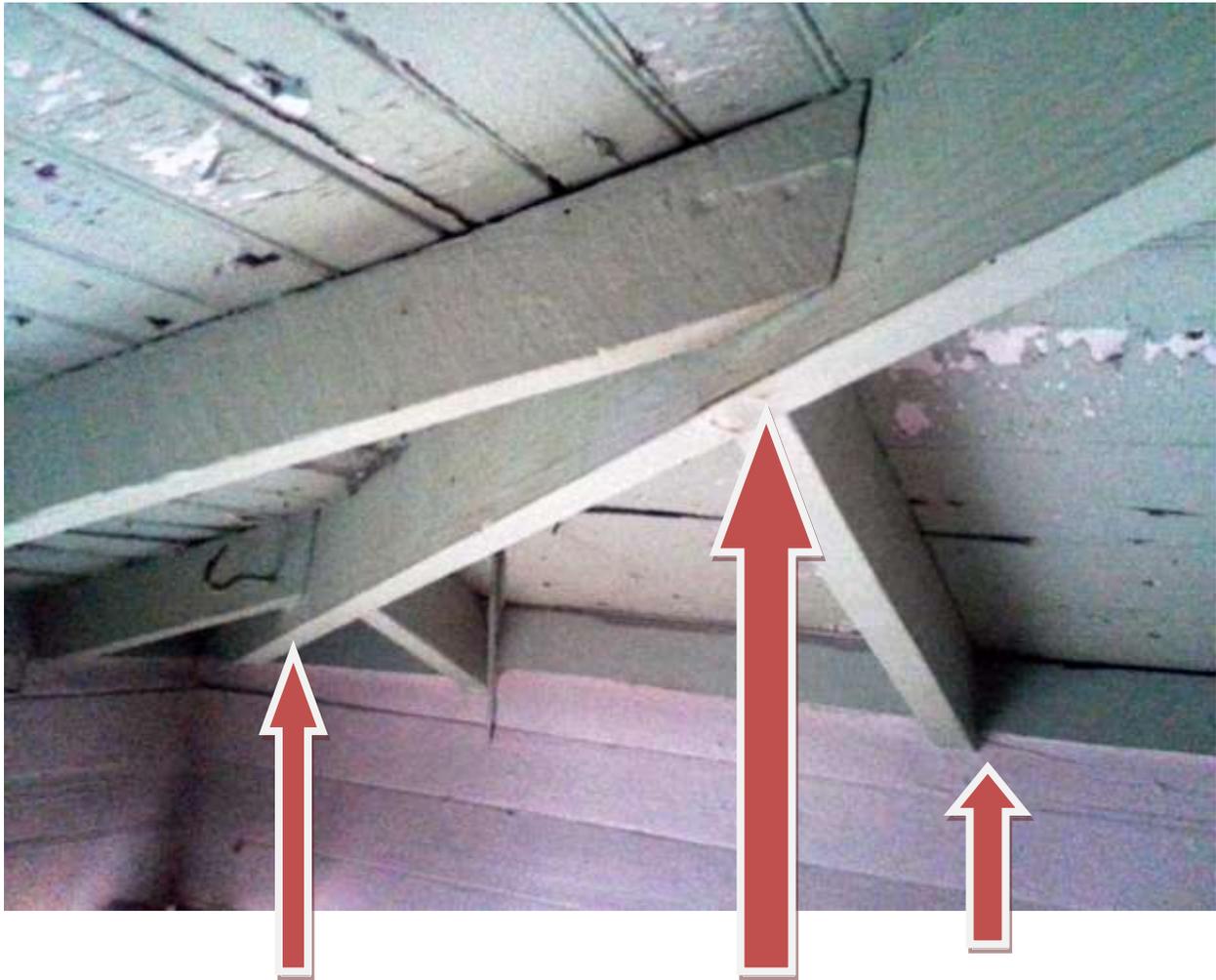
**Front porch sidewalk**



**New Framing**

**Different slopes**

**See modification (completed as of 2/15) to underside of existing roof framing in reception/waiting room area – existing framing a combination of 2 x4's and 2 x 6's of various slopes – flat gypsum board cannot be applied to different board depths – various alternatives considered from a drop ceiling to furr stripping**



**See different board depths of existing framing underside of roof in reception/waiting room**



**Additional ceiling framing sistered to existing framing – waiting area**

(out of scope – contractor did not request a change order)

**See plumbing vent – change order prepared for building a false wall/shelving to cover exposed vent – additional framing solved this problem**



### **Plaster mock up**

(See light & dark areas – moisture from differing temperatures – HVAC turned on – house temperature will stabilize and dark color will disappear)



**Open Cell Spray Foam Insulation Applied in Attic – all ceiling surfaces**



**Open Cell Spray Foam Insulation in attic**



**Sound attenuation batt insulation in 1<sup>st</sup> floor ceiling joists – “sound break”  
gypsum to be installed (change order #2 approved by council 12/18)**



**Open Cell Spray Foam Insulation Reception/Waiting Room**