



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

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**CITY MANAGERS PROGRESS REPORT #5**

**TO**

**CLARKSTON CITY COUNCIL**

**February 23<sup>rd</sup> to March 21<sup>st</sup>, 2013**

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## 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 February 23<sup>rd</sup> to March 21<sup>st</sup>, 2013:

- ADA ramp installation (flooring/rail/posts) completed and painted
- Modular concrete block walls installed
- Gypsum board placed in all ceilings of 1<sup>st</sup> floor
- Window trim (exterior and interior sills reception area) completed
- Interior window and door trim repaired as necessary – age and missing trim from prior renovations
- Interior and exterior trim at entrance door completed
- Tile placed on face of chimney in conference room
- Tile placed in restroom areas

- Rigid foam board and batt insulation placed in waiting area
- Clapboard placed in waiting area
- Wood flooring placed in reception/waiting area and sitting area
- Concrete placed for parking spaces (8)
- Excavation of pea gravel walkway commenced
- Concrete base for paver stone placed at perimeter of driveway area
- Lattice fencing erected at outside HVAC units
- House exterior primed
- Plaster repair mockup approved
- Plaster refinishing repairs completed
- Old wallpaper and failed plaster removed, installed metal lath prior to plaster refinishing in areas where wood lath did not exist
- Paver stone color selected and installation commenced
- Additional damaged areas of exterior clapboard encountered and repaired
- Defective ADA ramp posts replaced and remaining posts re-aligned and reset

### **Project Schedule**

- As of March 21<sup>st</sup>, 2013 the project is approximately 7 days behind schedule. Schedule impacted due to delay with Georgia Power and AGL activating their service to the site and new roof installation. Maccallan Group has indicated that there exists a possibility that the April 31<sup>st</sup>, 2012 completion date will still occur.

## **ISSUES/ACTION ITEMS**

### **ISSUES TO BE RESOLVED PRIOR TO NEXT REPORTING PERIOD**

- ✓ Plaster repairs completed – contractor questions regarding percentage of area repaired exceeds 25% identified on the plans – negotiations occurring
- ✓ Cost for excavation of unsuitable soils in parking lot area
- ✓ Type, size and color of pea gravel to be determined
- ✓ Interior furnishings to be selected
- ✓ 2<sup>nd</sup> floor ceiling – some shrinkage of wood due to lose of moisture in house – repairs will occur by contractor

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

- ✓ Painting exterior of building including foundation walls weather permitting (temperature > 50 °F and rising)
- ✓ Install wood strips (1 x 2) in ceiling of reception/waiting area
- ✓ Front and side (Market Street) to be “finished” graded for sod placement
- ✓ Bermuda sod to be placed end of March at front of house and Market Street side to the steps
- ✓ Paver curb and paver bands to be placed
- ✓ Pea gravel to be placed
- ✓ All interior painting to be completed
- ✓ Fabricate shelving in offices closets
- ✓ Crown moulding (replicate what existed in conference room and front office area)
- ✓ Floors to be prepped and painted
- ✓ Ensure all interior trim work completed to satisfaction of architect and project engineer
- ✓ Aerial fiber optic cable to be installed from existing city hall to city annex
- ✓ Testing of HVAC system
- ✓ Duct cleaning
- ✓ Meet with sign company to develop graphic design layout for building plaque and permanent government site signage
- ✓ Hang interior fixtures
- ✓ Begin site landscaping (vegetation) and various finish grading activities

**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 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
#8	Wireless Security/1x4 clapboards/1x2 pine strips	+4122	\$41,036	\$538,590
#9	Fiber Optic Cable Installation	+6000	\$47,036	\$544,590
#10	IT Network Infrastructure	+9665	\$56,701	\$554,255

Total Change Orders to Date - \$56,701

## OPTIONAL PROJECT MODIFICATIONS

- Fescue seed to be replaced with Bermuda sod (Rowland and Market Street – to steps)

## PROPOSED CHANGE ORDERS THIS REPORTING PERIOD

- Additional Site Visits (7) by Bizot Architects over remaining project duration - \$2,655 (see separate change order)

## MEETINGS/PROJECT COORDINATION DURING REPORTING PERIOD

- Project Construction Status Meetings #4 and #5 were held on February 5<sup>th</sup> and March 7<sup>th</sup>, respectively

## EXPENDITURES TO-DATE

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

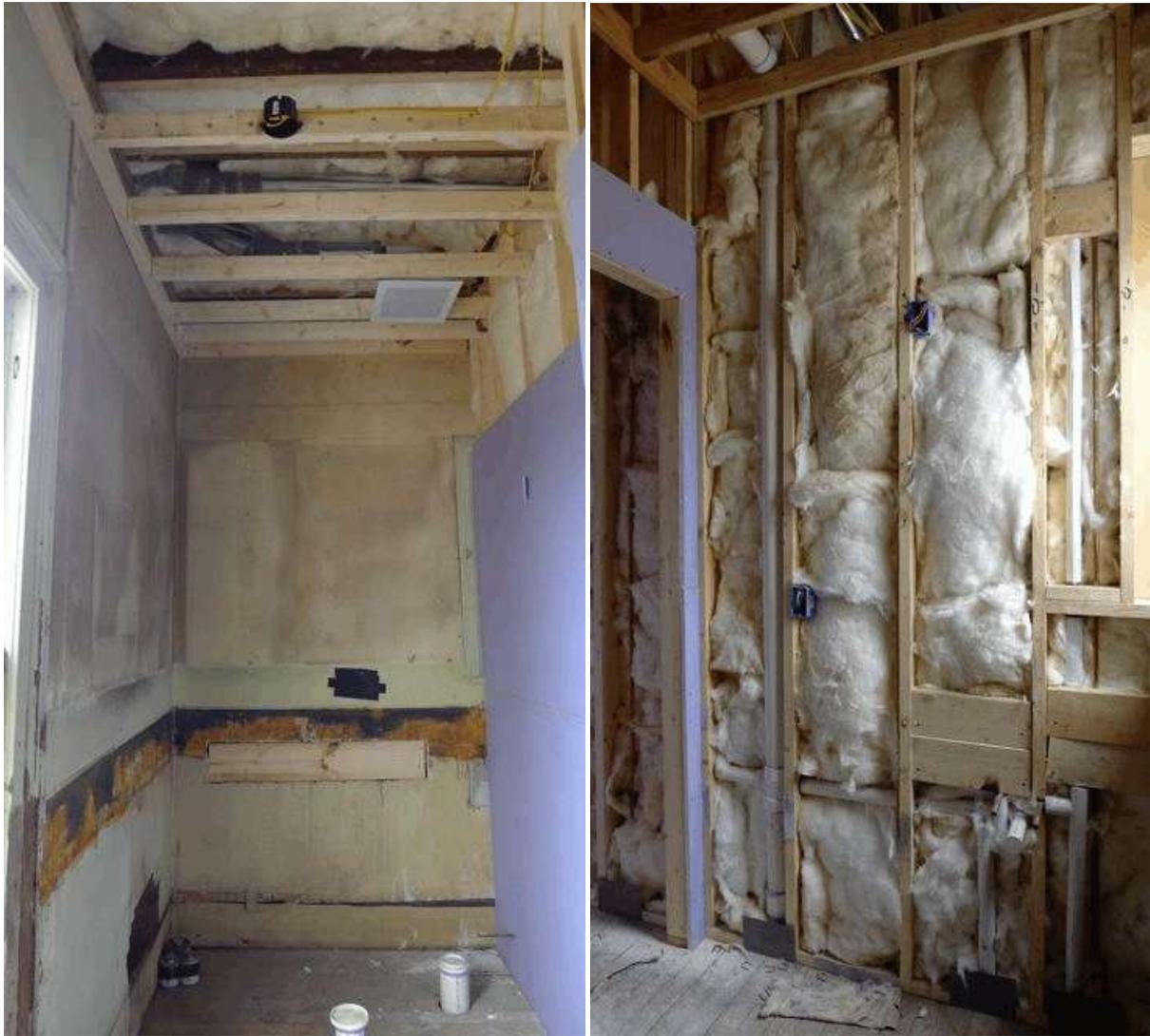
AFP # 3 submitted this month in the amount of \$133,740.80

TOTAL Macallan Group AFP's Approved To-Date: \$304,918.07

PHOTOS OF WORK PERFORMED DURING THIS  
REPORTING PERIOD



**See “sound break” gypsum board ceiling (blue)**  
**See cut-out areas on walls where cracked or damaged plaster removed,**  
**metal lath installed and plaster refinishing to occur**



**Gypsum Board & sound Insulation at restroom walls**



**Failed plaster and lath out of plane in upstairs office. Pieces of plaster have likely fallen behind wood lath, which will require portions of wood lath to be removed and either reinstalled or replaced with metal lath.**



**Underlayment specifically designed for tile – allows for movement/reduces stress – provides moisture barrier - no need for cement board**



**1" rigid insulation board exterior walls and sound batting (wall between bathroom and waiting area)**



**Excavation for pea gravel walkway**



**Kiln Dry posts at ADA ramp – contractor covered with plastic wrap until painted – problem with warping prior to plastic wrap used**



**Spray foam insulation between roof joists reception/waiting area and gypsum board being installed**



**Sitting room flooring removed – LVL’s installed and additional support with metal clips at headers to minimize floor movement before new flooring installed**



**Plaster refinishing**



**Trim damaged/missing restroom – former kitchen area – to be repaired**



**Tile placement in restroom**



**Ceramic tile (work in progress) on face of chimney – conference room**



**Installation of clapboard in waiting area**

