



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

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CITY MANAGERS PROGRESS REPORT #6

TO

CLARKSTON CITY COUNCIL

March 22<sup>nd</sup> to April 24<sup>th</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:

- Plaster repairs occurred throughout the house to prepare for priming
- Removed various wall and window elements prior to and after priming; nails, screws, etc
- Repaired rot at several windows; muntin at window panes and sills
- Caulking windows, moldings, doors, etc prior to priming;
- Numerous re-caulking and plaster repairs occurred after priming – priming helps to pinpoint deficiencies – all parties agreed that interior will not be “perfect” – structure is not a new house

- Metal lathe and complete refinishing east wall 2<sup>nd</sup> floor hallway - unable to remove paint from existing plaster wall
- Replace missing molding and door trim 2<sup>nd</sup> floor hallway
- Wood strips placed ceiling of reception/waiting area
- Assessment of peeling primer all 2<sup>nd</sup> floor offices – re-plastered and re-primed – primer not adhering to new plaster or existing paint where no repairs took place
- Assessment of “small bubbles” of primer 2<sup>nd</sup> floor office
- Assessment of primer/finished paint peeling on mantel in conference room
- Ceilings scraped of loose paint – primed - peeling primer on ceilings; assessment of problem
- Peeling paint is a combination of moisture problems in underlying lathe, new plaster, and underlying existing paint. Paint found to be linseed oil.
- A paint sealant applied to all upstairs walls and re-primed and top coat placed repainted multiple times before sealing. Linseed oil primer placed on ceilings before re-priming occurred. Paint manufacturer indicated that any top coat paint can be applied to the linseed oil primer.
- No problems detected with paint top coat ceilings or walls after measures applied
- All interior trim work completed to satisfaction of architect and project engineer
- Lightly sanded all floors/prepped before painting occurs; additional sanding upstairs office – rug padding adhered to wood floor
- Floor paint mockup occurred – assessing flat vs. semi gloss paint
- Bathroom fixtures installed including new doors
- Mantels/hearths painted after resolving paint peeling issue
- Additional scraping of paint on porch columns required
- Slate for driveway installed – not complete yet
- East side of house painted white – finished top coat
- Foundation wall east side painted red
- All driveway and walkway pavers installed
- Landscape irrigation system installed including irrigation sensor
- Finished grading for landscaping completed and all landscaping materials installed including sod and mulch
- Walkway edging installed (cast walkway – side of house)
- Plaque and site sign designed.

- Fiber optic installation on Georgia Power poles and connection to annex
- Front door removed and delivered to paint shop for removal of paint to original surface – paint sub indicated wood is a “Nigerian” hardwood from the 1890’s.

**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, new roof installation and problems with paint adherence to walls and ceilings. Anticipated project completion is May 7<sup>th</sup>, 2013

**ISSUES/ACTION ITEMS**

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

NONE

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

- ✓ Paint and re-install front door
- ✓ Punch list for landscaping
- ✓ Additional slate to be placed
- ✓ All interior painting to be completed
- ✓ Gutters to be installed
- ✓ Front porch decking to be painted
- ✓ Fabricate shelving in offices closets
- ✓ Hang interior fixtures
- ✓ Install awning
- ✓ Install all exterior lighting; 2 lamp poles, sign lighting and lighting on annex
- ✓ Perform phase I punch list
- ✓ Extend fiber optic line into annex
- ✓ Install IT equipment
- ✓ Request inspections by Safe Built and DeKalb Fire Marshall
- ✓ Phase II of punch list prior to furniture delivery – delivery week of May 20<sup>th</sup>
- ✓ Phone system installation
- ✓ Site furnishings to be placed

- ✓ Annex plaque to be installed
- ✓ City Hall Annex sign to be installed
- ✓ Cleanup site: pruning of existing shrubs, trees, etc

## 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	+4122	\$41,036	\$538,590

	clapboards/1x2 pine strips			
#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

- Replace fescue grass with bermuda sod, replace pae gravel with crushed slate, install irrigation system and additional trees for Rogers St buffer engancement

## PROPOSED CHANGE ORDERS THIS REPORTING PERIOD

- Various site changes; slate driveway, irrigation, trees, sod \$9,124
- Additional plaster repairs, door and window trim, crown molding \$3040

## MEETINGS/PROJECT COORDINATION DURING REPORTING PERIOD

- Project Construction Status Meetings #6 and #7 were held on April 2<sup>nd</sup>, and 22<sup>nd</sup>, respectively

## EXPENDITURES TO-DATE

- Application For Payments (AFP) received to-date:  
AFP # 4 submitted this month in the amount of \$75,283.92  
AFP #5 submitted this month in the amount of \$21,122.38

TOTAL Macallan Group AFP's Approved To-Date: \$401,324.37

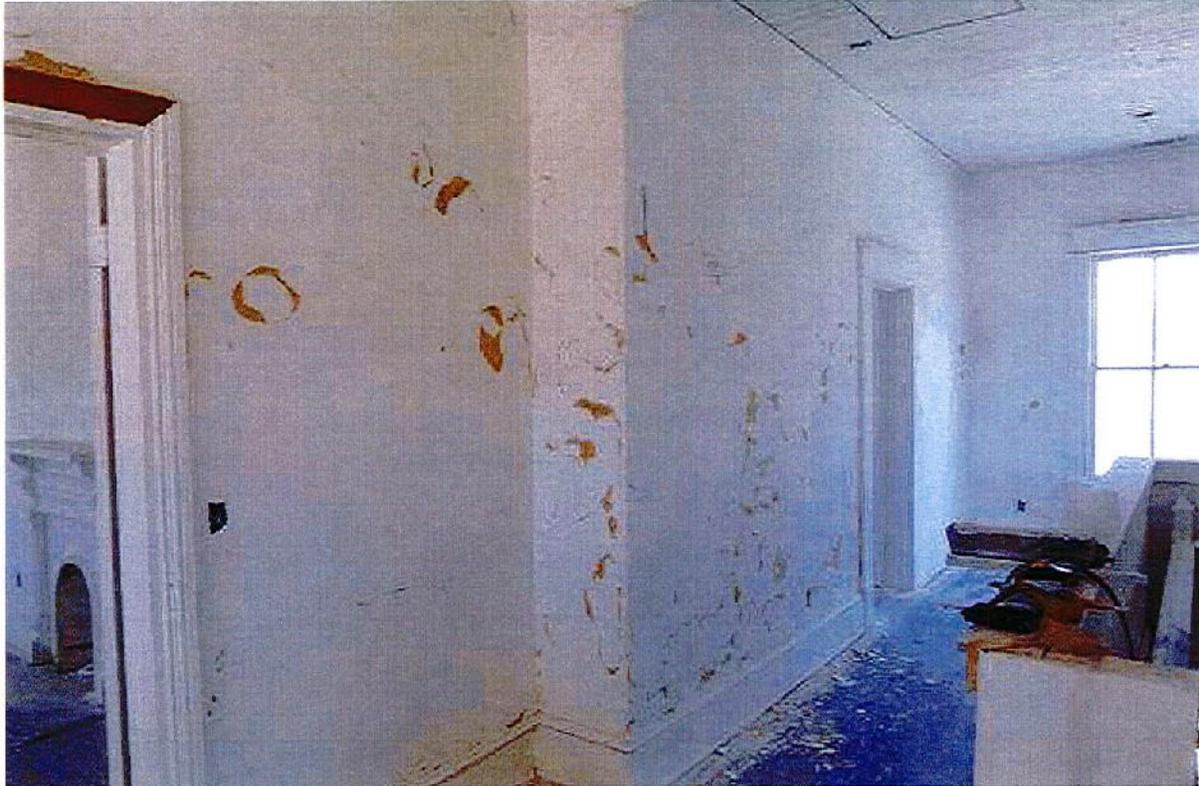
## PHOTOS OF WORK PERFORMED DURING THIS REPORTING PERIOD



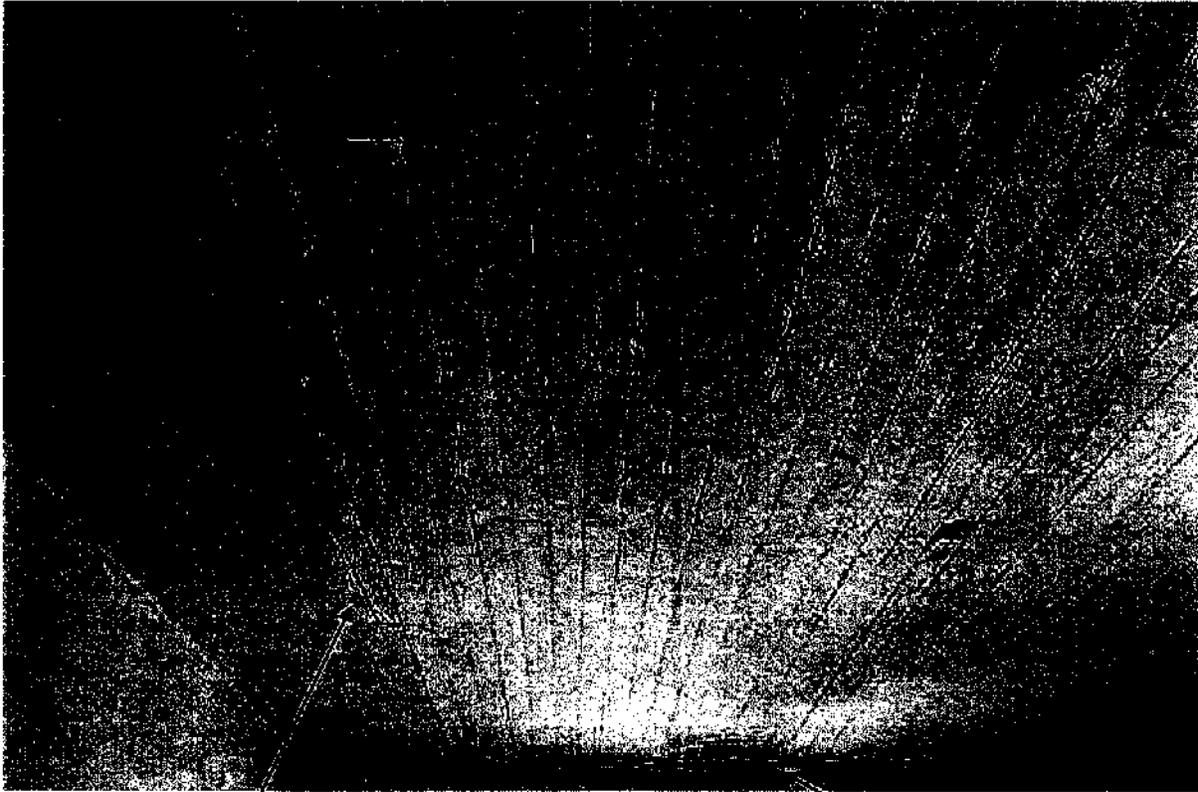
**Wood rot at window muntin**



**Wood putty repair – muntin**



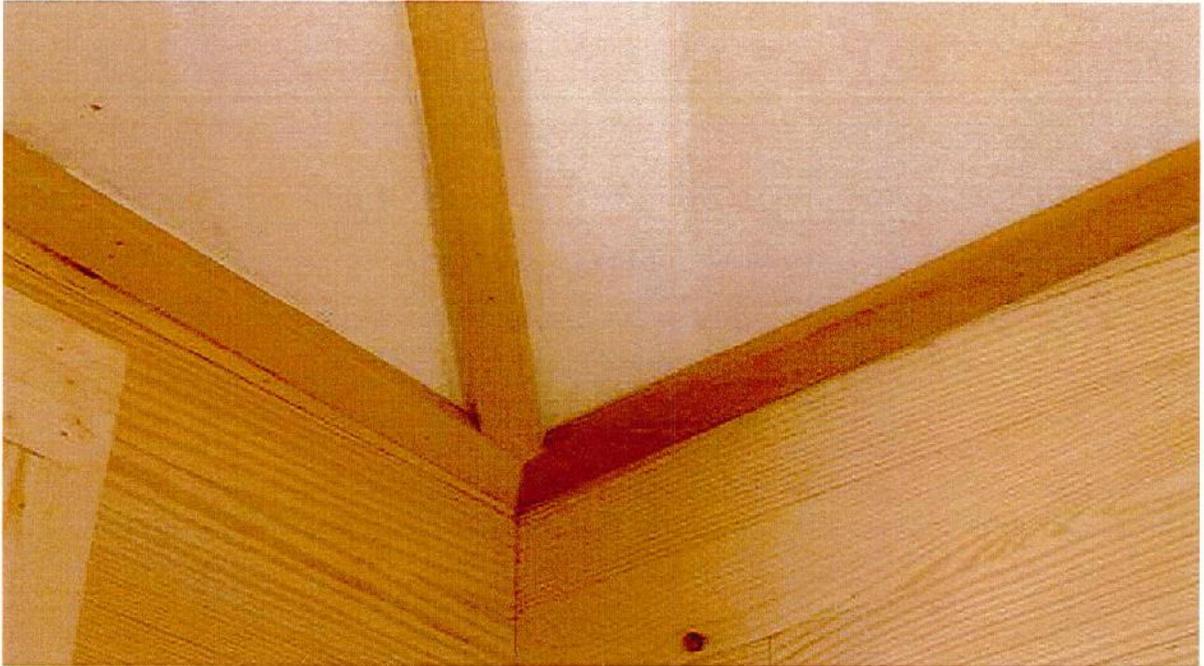
**2<sup>nd</sup> floor hallway – existing paint peeling – scraped and then peel more  
– unable to remove all existing paint without damaging existing  
plaster – use reinforcing mesh and plaster skim across entire length of  
wall (change order)**



**Gaps**

**ceiling/wall separation**

**Large Gaps between ceiling wall boards repaired with caulking –  
uneven ceiling surface at wall interface in foreground – prior water  
damage**



**Ceiling trim reworked – initial placement unsatisfactory**

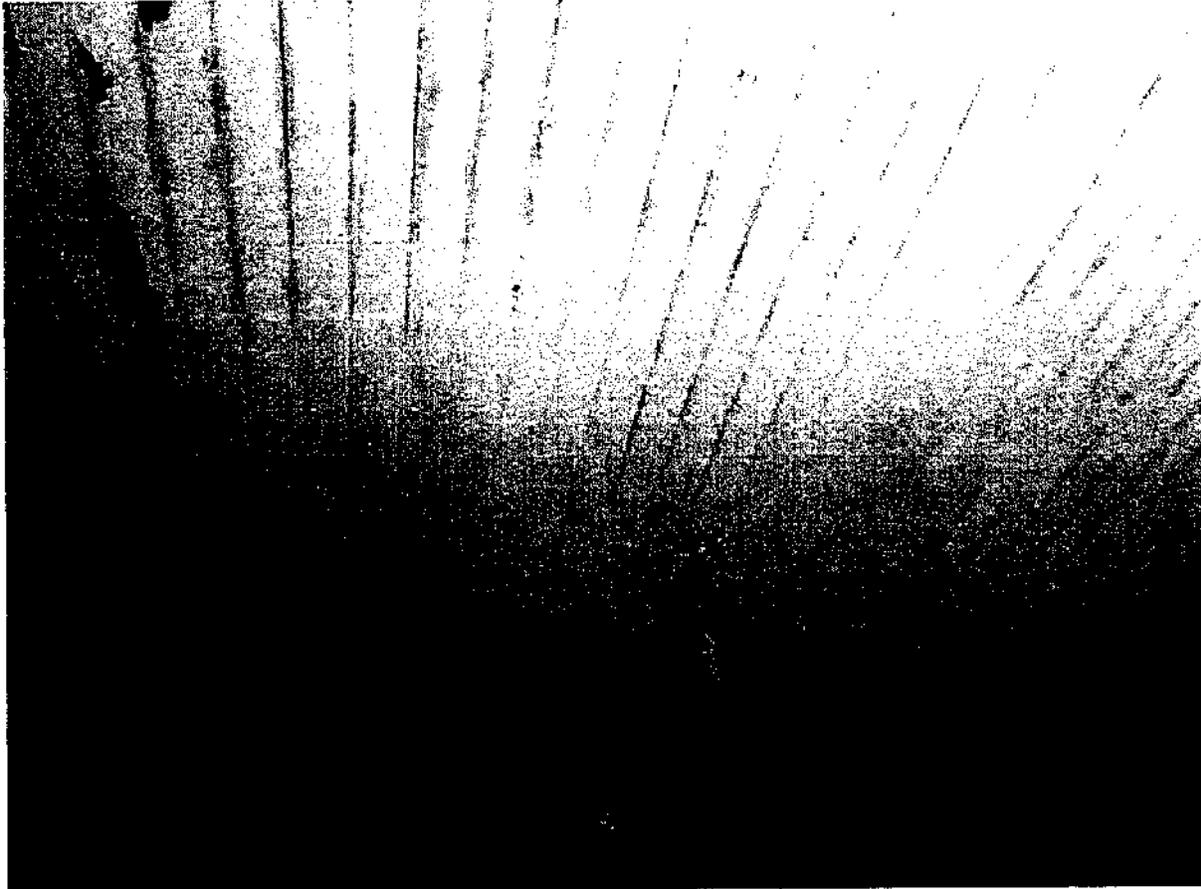


**Loose material at wall and trim (typical throughout house – attention to detail required of the contractor)**



**Uneven surfaces and gaps**

**(attention to detail - ditto)**



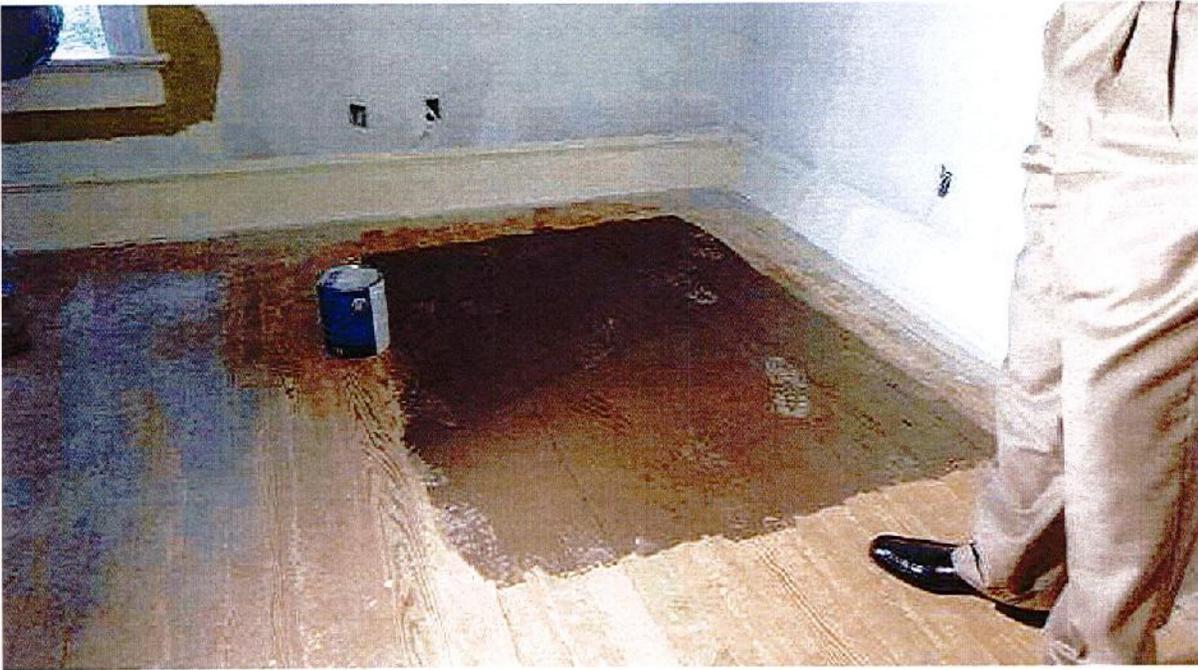
**ceiling scraped for priming,  
ceiling primed, prime coat peeling**

**sealant placed over prime - waited  
6 days - no peeling - linseed oil  
original paint**

**Paint adherence problems on ceilings 2<sup>nd</sup> floor**



**Front door – attempted to remove paint – no paint removal products successful – door taken off site to speciality door company to refurbish and remove 6 layers of paint**



**Floor paint mockup – flat paint (assessing gloss as of 4/24)**



**Wood mantel – paint adhesion problems (linseed oil paint also)**



**Newly installed handrail not to code (repair required)**



**After handrail repair**



**Upstairs office – padding for rug removed – padding imprint into wood floor – additional sanding required – green stain exists now but will be covered with brown paint**



**ADA paver stone walkway installed**



**Irrigation system being installed (7 zones)**



**Bathroom fixtures installed**



**Fixtures being installed**

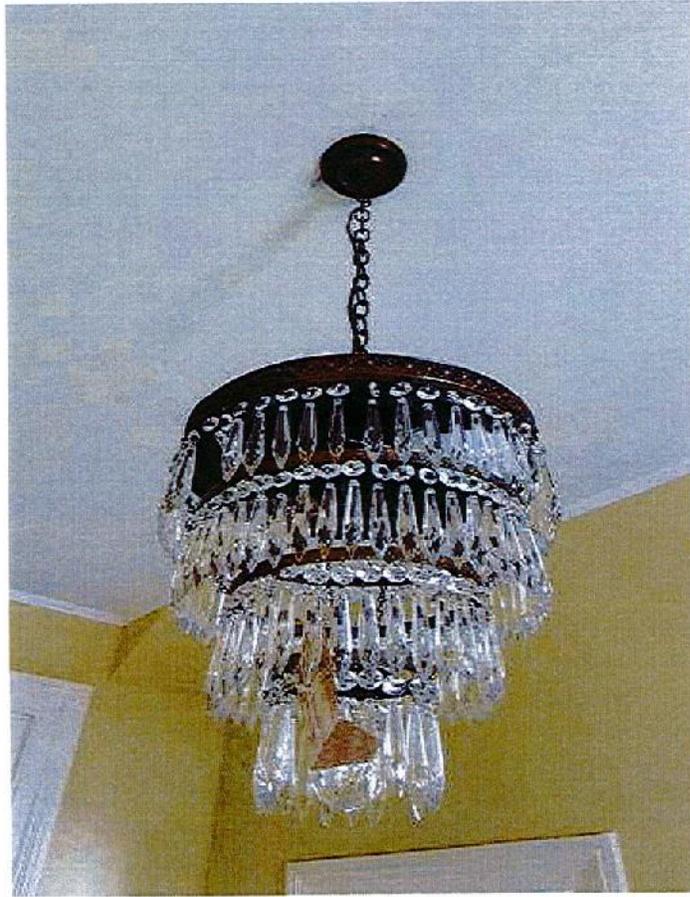


**Front door – Nicaraguan Pine (1890’s vintage) – 6 layers of paint removed by architectural restoration specialist (Peruvian native with 100+ years of wood working/shipping in family). Restoration took 10 days. Restoration occurred off-site. Architectural assessment of door occurred after paint was removed. Painting contractor and architect stated that wood staining in late 19<sup>th</sup> or early 20<sup>th</sup> century did not occur. Architect stated that door required priming within 1-2 days after arrival from shop to ensure untreated wood would not experience a prolonged period of moisture exposure. Untreated aged wood has a tendency to crack/accelerated deterioration (i.e. mummy’s exposed to the air/moisture disintegrates at a greater rate). Paint color for door likely to be a “brown”. Specific “brown” tone TBD. Paint will accentuate the various architectural features much like staining since existing paint layers are now removed.**



**pin holes**

**See pin holes (nails/imperfections in wood, etc) – to be lightly sanded and minimal use of wood putty**



**Restoration of light fixtures – downstairs hallway and 1<sup>st</sup> floor office**