



**REPORT INFORMATION**

**Date:** February 1, 2017  
**Owner's CM Rep:** Alrich Lynch  
**Electronic Copy:**  
[LDGconsulting.com/MercyPark\\_2017-02\\_Report](http://LDGconsulting.com/MercyPark_2017-02_Report)

**PROGRESS**

See following pages for progress photos.

**SITWORK**

- Storm water system appears to be fully installed. Work was done by the adjacent site's contractor.
- Rough grades at the footprint of the building are established.

**BELOW GRADE PLUMBING**

- All plumbing stacks appear to be installed
- A more detailed review will happen prior to the pouring of the slab.

**FOUNDATIONS / SLAB**

- GC is awaiting revised drawings due to changes made associated with the trash chute and compactor area

**SCHEDULE:**

- A preliminary 10 line schedule was provided at the OAC meeting. The GC has committed to producing a more detailed schedule and sharing electronically with the Owner's CM rep.

**PROJECT INFORMATION**

**Project:** Senior Residences at Mercy Park  
**Acres:** 1.515 acres  
**Location:** 5134 Peachtree Road,  
Chamblee GA 30341  
**Unit Mix:** 1BD – 57  
2BD – 22  
Total – 79

**Owner:** MHSE Mercy Park, LP  
**Developer:** Mercy Housing Southeast  
**Architecture Firm:** Smith Dalia Architects  
**Engineering Firm:** Long Engineering  
**Contractor:** McShane Construction Co.  
**Project Manager:** Paul Howard  
**Site Superintendent:** Kyle Kaiser

**Project Start (NTP):** Dec. 29, 2016  
**Contract Completion:** Jan. 29, 2018  
**Projected Completion per GC:** Jan. 29, 2018  
**Projected Completion per CM:** Jan. 29, 2018

**Guaranteed Maximum Price:** \$9,413,592  
**Change Orders Approved:** \$0  
**Current Contract Amount:** \$9,413,592  
**Change Orders Pending:** \$260,000+/-

**PROJECT NARRATIVE**

Senior Residences at Mercy Park is a 77-unit, new construction, 1 and 2-bedroom MF affordable housing development restricted for senior residents that are 62 and older, and it is located in the heart of Chamblee, GA. Ten percent of the units will be targeted to seniors with disabilities, and services will be provided to address the needs of these tenants. Mercy Park is less than two blocks from the Chamblee MARTA station in a Transit-Oriented District, and the area has received Livable Centers Initiative funding to study pedestrian connectivity with the MARTA station. There are several neighborhood services within a mile of the site including a Walmart with a pharmacy and supermarket, several community parks and the City of Chamblee Civic Center.



**ISSUES**

**Special Inspections:**

We have reminded the team to ensure they call the third-party inspection company per the guidelines.

**COMMENTS**

**Testing:**

- Concrete Testing Reports –
- PT Cable Post-Stress Testing –

**Topics for Weekly Calls / Next OAC Meeting:**

- Sewage Tank – confirm design, pricing, PCO execution and ordering of tank
- 

**INSPECTIONS**

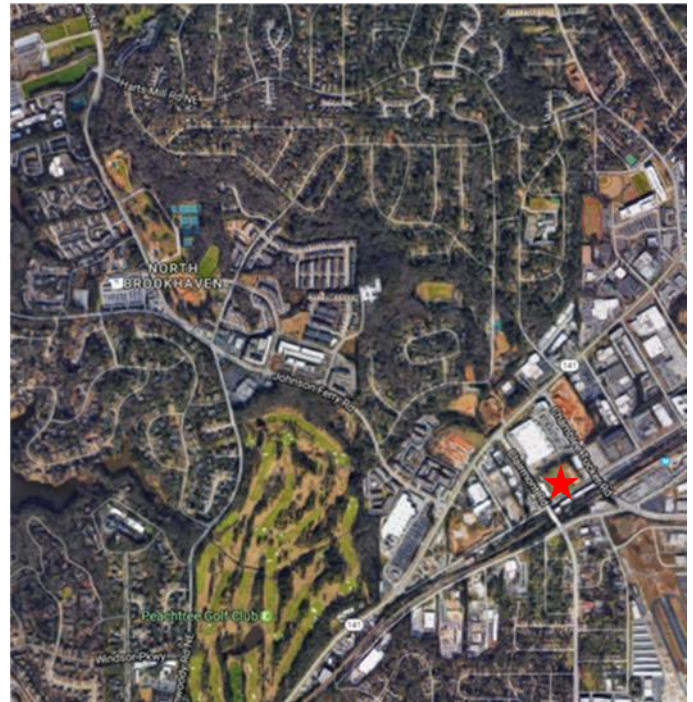
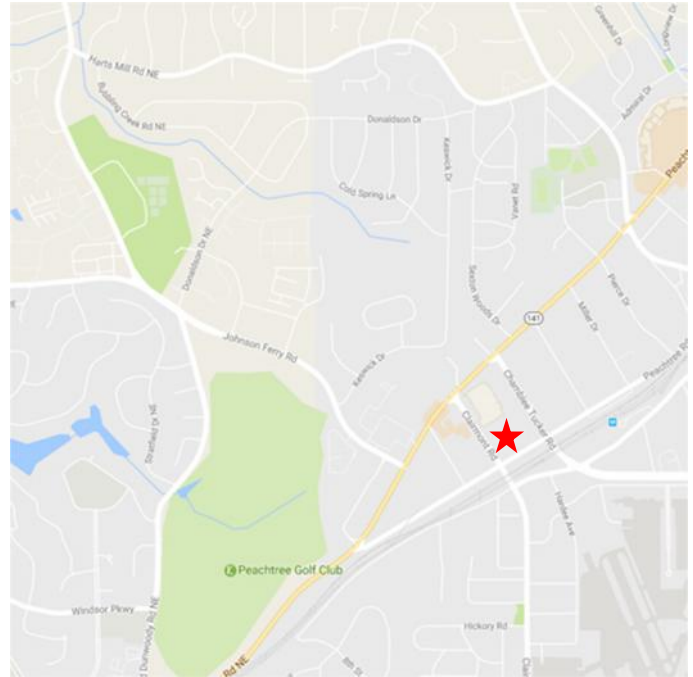
**Special Inspections:**

Date: TBD

**City of Chamblee or DeKalb County Inspections:**

Date: TBD

**PROJECT LOCATION**



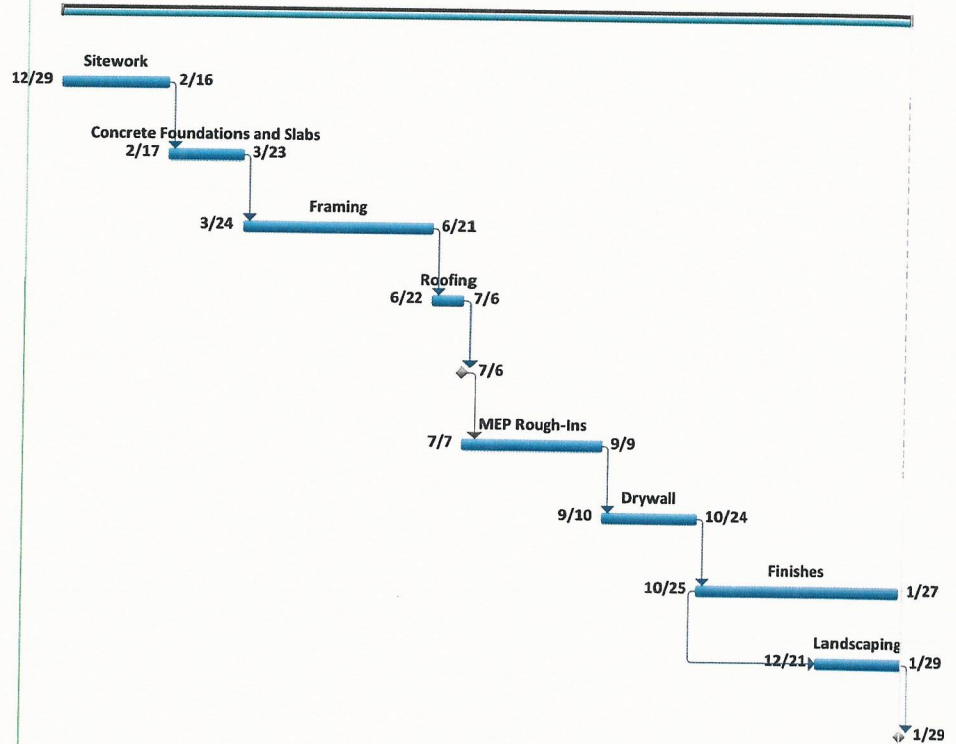


**PROJECT SCHEDULE**

**SEE FOLLOWING PAGE(S)**

Mercy Housing  
Preliminary Schedule  
December 13, 2016  
Prepared by McShane Construction

ID	Task Name	Duration	Start	Finish	by 22, '16		Jul 31, '16		Oct 9, '16		Dec 18, '16		Feb 26, '17		May 7, '17		Jul 16, '17		Sep 24, '17		Dec 3, '17		Feb 1, '18	
					W	S	T	M	F	T	S	W	S	T	M	F	T	S	W	S	T	M	F	T
1	<b>Mercy Park Construction</b>	<b>397 days</b>	<b>Thu 12/29/16</b>	<b>Mon 1/29/18</b>																				
2	Sitework	50 days	Thu 12/29/16	Thu 2/16/17																				
3	Concrete Foundations and Slabs	35 days	Fri 2/17/17	Thu 3/23/17																				
4	Framing	90 days	Fri 3/24/17	Wed 6/21/17																				
5	Roofing	15 days	Thu 6/22/17	Thu 7/6/17																				
6	Dry-In	0 days	Thu 7/6/17	Thu 7/6/17																				
7	MEP Rough-Ins	65 days	Fri 7/7/17	Sat 9/9/17																				
8	Drywall	45 days	Sun 9/10/17	Tue 10/24/17																				
9	Finishes	95 days	Wed 10/25/17	Sat 1/27/18																				
10	Landscaping	40 days	Thu 12/21/17	Mon 1/29/18																				
11	Certificate of Occupancy	0 days	Mon 1/29/18	Mon 1/29/18																				



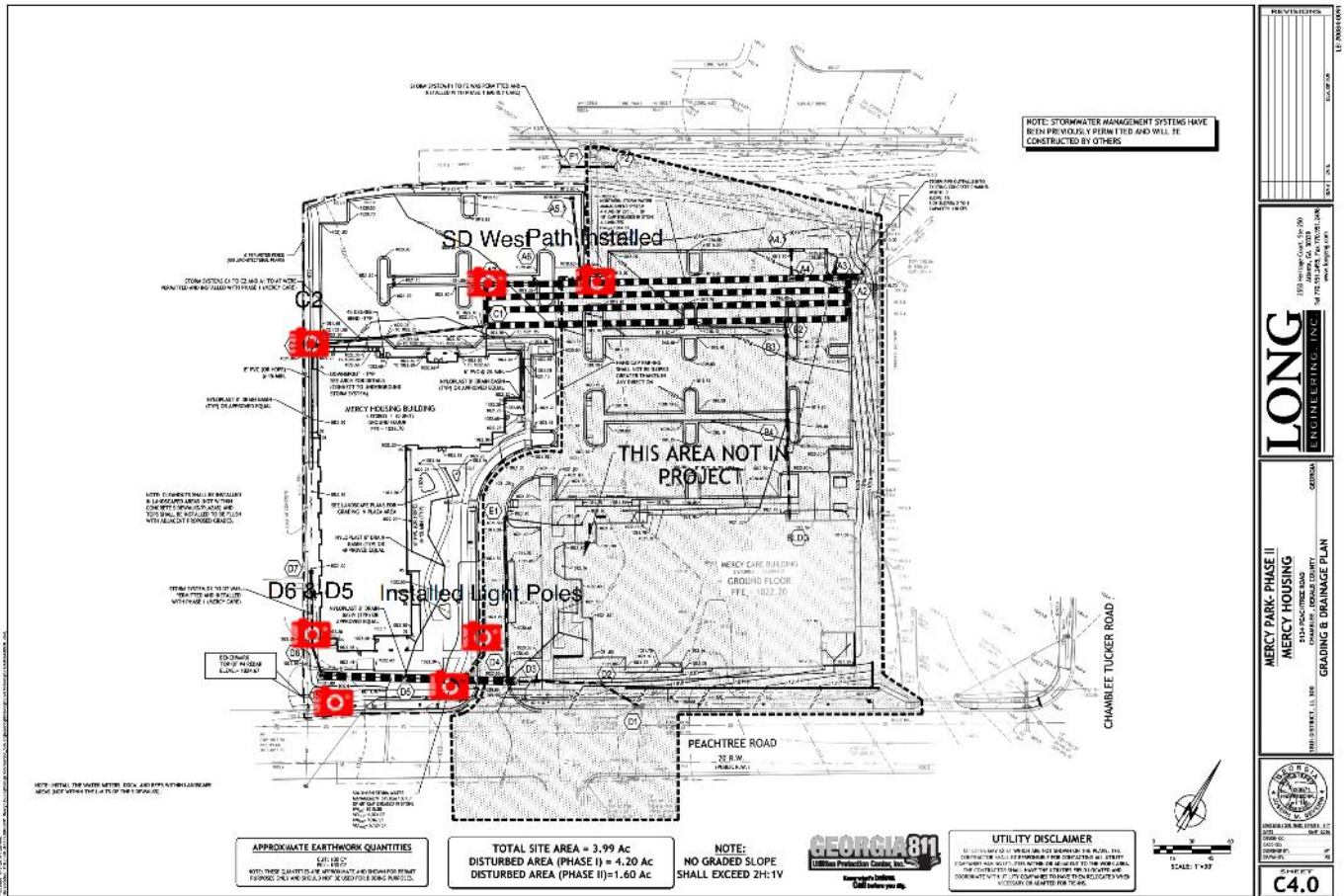
Mercy Park McShane Construction	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Deadline
	Split		External Tasks		Inactive Summary		Manual Summary		Progress
	Milestone		External Milestone		Manual Task		Start-only		Manual Progress
	Summary		Inactive Task		Duration-only		Finish-only		



## SITE PHOTOS

**SEE FOLLOWING PAGES**

# Mercy Park – C4.0 (Original Permit Set)





**Date Taken:** Feb 1, 2017, 2:57 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Path Installed



**Date Taken:** Feb 1, 2017, 2:54 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Installed Light Poles





**Date Taken:** Feb 1, 2017, 2:53 PM  
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**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Untitled Photos



**Date Taken:** Feb 1, 2017, 2:53 PM  
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**Sheet Name:** C4.0  
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**Date Taken:** Feb 1, 2017, 2:50 PM  
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**Group:** D6 & D5



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**Group:** C2



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**Group:** C2



**Date Taken:** Feb 1, 2017, 2:48 PM  
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**Group:** C2





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**Group:** SD West



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