



**REPORT INFORMATION**

**Date:** March 10, 2017  
**Owner's CM Rep:** Alrich Lynch  
**Electronic Copy:**  
[LDGconsulting.com/MercyPark\\_2017-03\\_Report](http://LDGconsulting.com/MercyPark_2017-03_Report)

**PROGRESS**

See following pages for progress photos.

**SITWORK**  
 ) Elevator pits were dug and poured the first week of March.

**BELOW GRADE PLUMBING**  
 ) No work performed since last month due to delay in revised permit approval.

**FOUNDATIONS / SLAB**  
 ) Footings were dug the first week of March. Still awaiting the revised permit approvals to be able to pour the footings.

**SCHEDULE:**  
 ) A detailed schedule was provided at the OAC meeting. Although the completion date on the schedule has been pushed out, the GC stated that a lot of fluff is still in the schedule and will be brought back in line with the contractual completion date as refinements occur and the slab is poured.

**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.

**Sewer Capacity:**

We are awaiting a formal PCO assuming that we will have to put in a tank to relieve pressure on the public sewer system. This PCO should be in the neighborhood of \$260,000.

### COMMENTS

**Testing:**

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

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

- ) Sewage Tank – latest news from DeKalb Co
- ) Status of new address, separate from Mercy Care

### INSPECTIONS

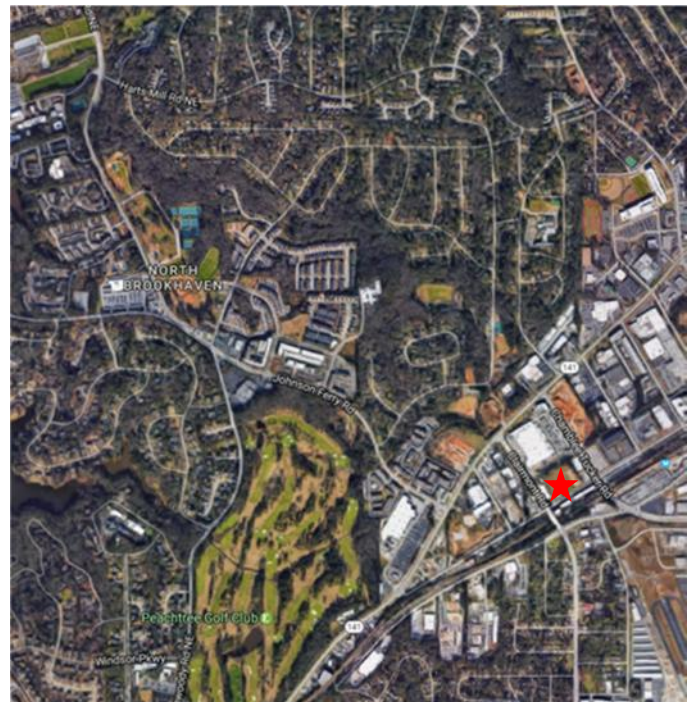
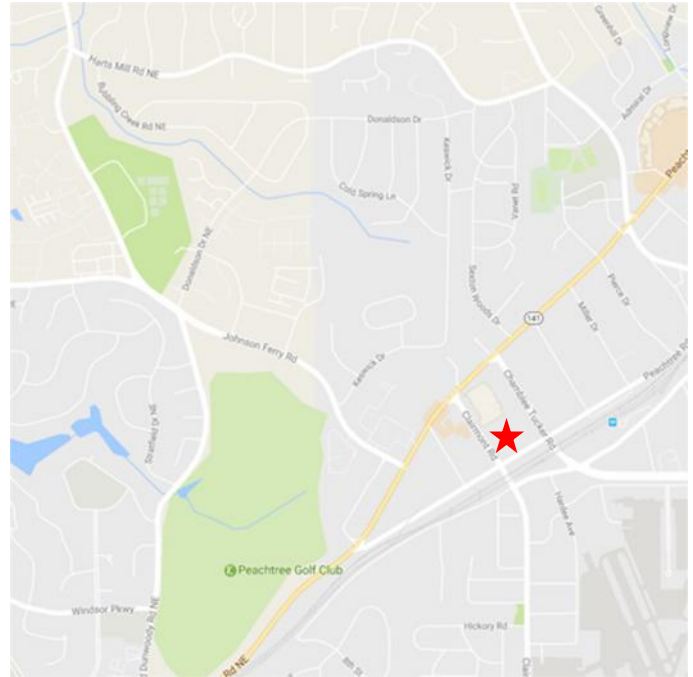
Special Inspections:

Date: TBD

City of Chamblee or DeKalb County Inspections:

Date: TBD

### PROJECT LOCATION

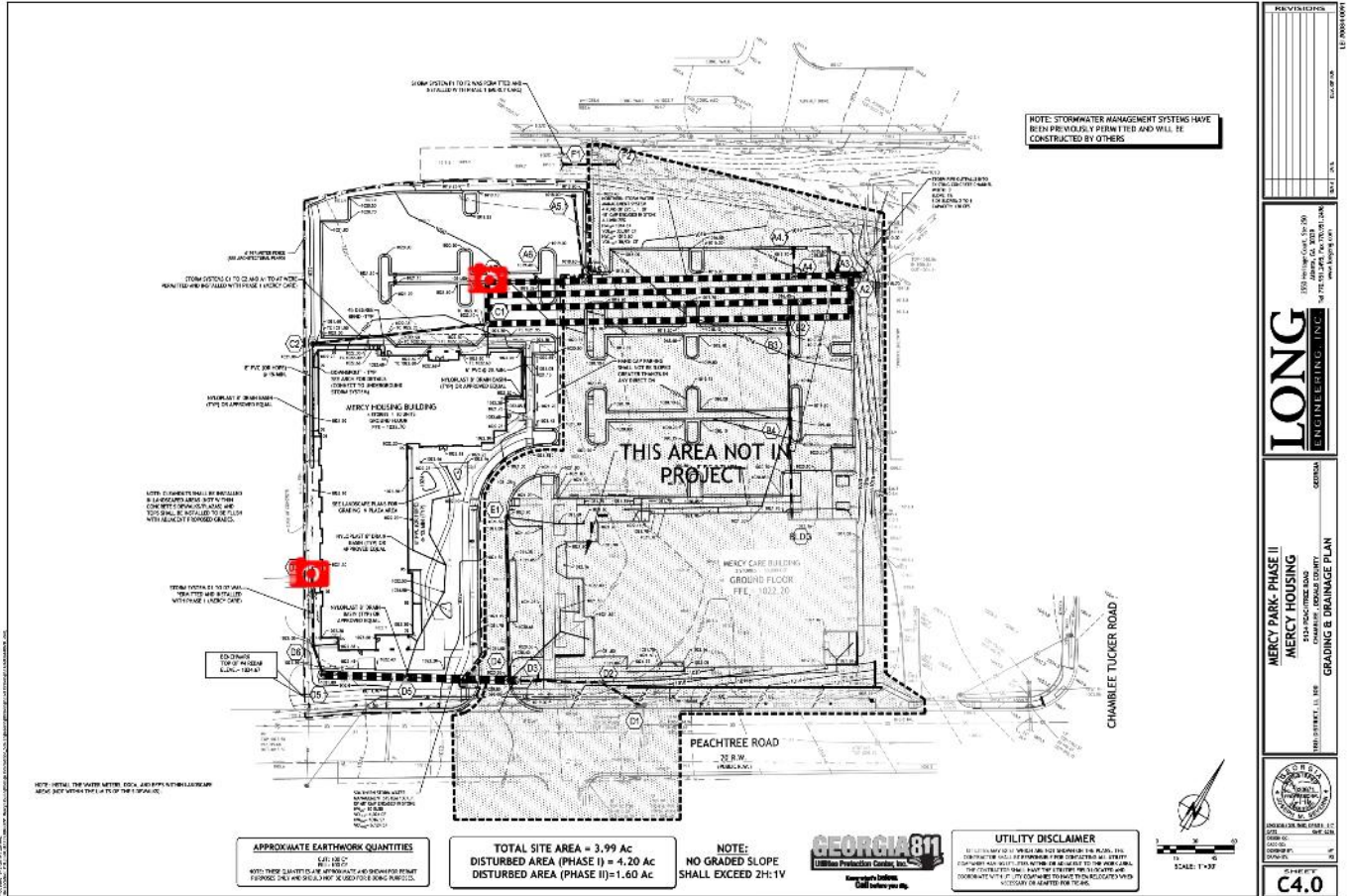




**SITE PHOTOS**

**SEE FOLLOWING PAGES**

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





**Date Taken:** Feb 28, 2017, 3:29 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Untitled Photos



**Date Taken:** Feb 28, 2017, 3:28 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Untitled Photos



**Date Taken:** Feb 28, 2017, 3:28 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Untitled Photos



**Date Taken:** Feb 28, 2017, 3:26 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Untitled Photos





**Date Taken:** Feb 28, 2017, 3:26 PM  
**Project:** Mercy Park  
**Sheet Name:** C4.0  
**Sheet Version:** Original Permit Set  
**Group:** Untitled Photos