



REPORT INFORMATION

Date: March 30, 2017
Owner's CM Rep: Alrich Lynch
Electronic Copy:
LDGconsulting.com/MercyPark_2017-03b_Report

PROGRESS

See following pages for progress photos.

FOUNDATIONS / SLAB
) The Eastern half of the slab was poured, finished and the cable area ready to be pulled. The latest concrete breaks were slightly below the required strength and thus a few more days are warranted. The second half of the slab is almost ready to be poured.

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:

ECS, third-party inspector, has been onsite several times per their contract.

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 – The most recent have taken a little longer to meet design requirements than those in the foundations and elevator pits.
-) PT Cable Post-Stress Testing – first pulls should happen first week of April.

Topics for Weekly Calls / Next OAC Meeting:

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

INSPECTIONS

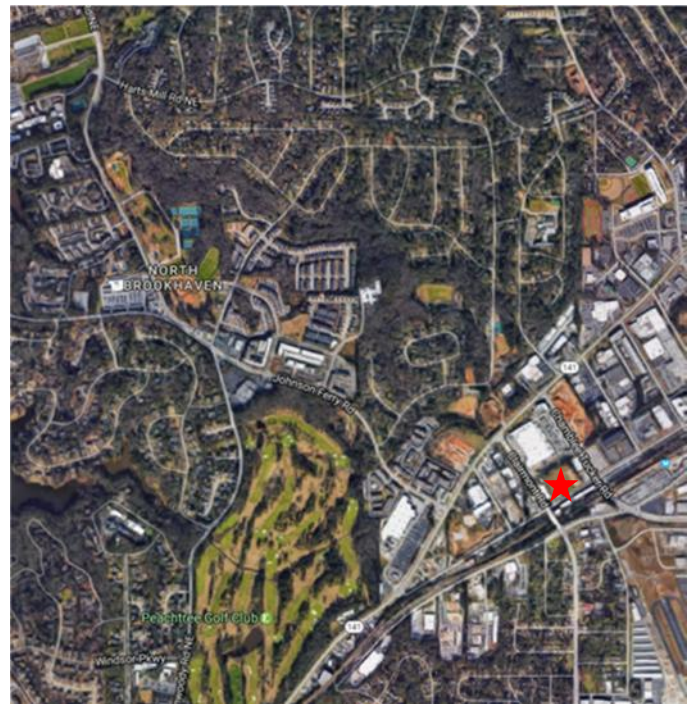
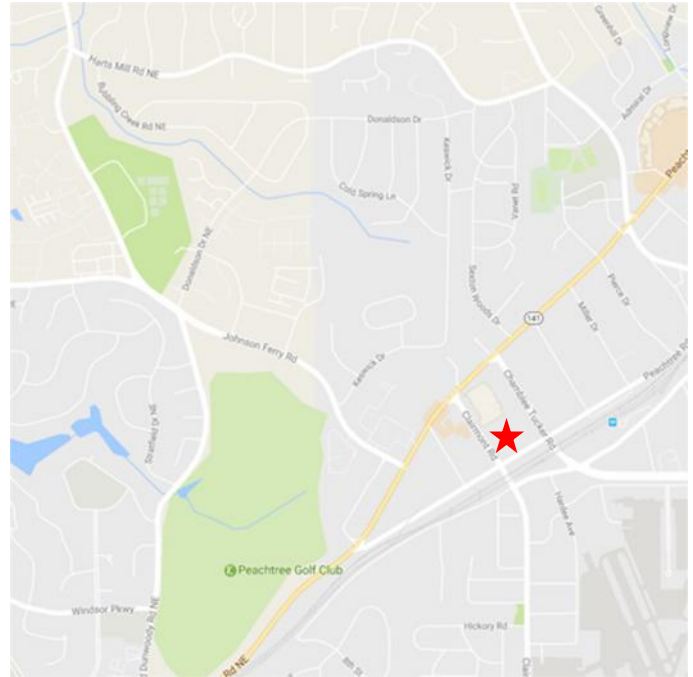
Special Inspections:

Date: On-going through slab pours and steel erection

City of Chamblee or DeKalb County Inspections:

Date: TBD

PROJECT LOCATION





PROJECT SCHEDULE

SEE FOLLOWING PAGE(S)

Senior Residences at Mercy Park

ID	Task Name	Duration	Start	Finish	2016		January 2017			May 2017			September 2017				January 2018						
					November 1	January 1	March 1	May 1	July 1	September 1	November 1	January 1	March 1										
					10/23	11/20	12/18	1/15	2/12	3/12	4/9	5/7	6/4	7/2	7/30	8/27	9/24	10/22	11/19	12/17	1/14	2/11	3/11
1	Mercy Park Development Schedule	302 days	Wed 12/28/16	Thu 2/22/18																			
2	Closing	0 days	Wed 12/28/16	Wed 12/28/16																			
3	Mercy Schedule	308 days	Tue 1/3/17	Thu 2/15/18																			
1	Site Work	275 days	Tue 1/3/17	Mon 1/1/18																			
10	Building	282 days	Wed 1/18/17	Mon 1/29/18																			
52	1st Floor (16 Units)	52 days	Tue 6/13/17	Wed 8/23/17																			
81	1st Floor Corridor and Common Area	43 days	Thu 7/6/17	Mon 9/4/17																			
110	2nd Floor (21 Units & Common Area)	90 days	Thu 8/17/17	Tue 12/19/17																			
140	3rd Floor (21 Units + Common Area)	81 days	Mon 9/11/17	Fri 12/29/17																			
171	4th Floor (21 Units + Common Area)	88 days	Thu 10/5/17	Mon 2/5/18																			
201	Building Turnover	10 days	Fri 2/2/18	Thu 2/15/18																			
202	Site Final Clean-up	4 days	Fri 2/2/18	Wed 2/7/18																			
203	Final MEP Inspections	2 days	Tue 2/6/18	Wed 2/7/18																			
204	Temp Certificate of Occupancy	1 day	Thu 2/8/18	Thu 2/8/18																			
208	Architect/IPM Unit Punch 1st Floor	2 days	Tue 2/6/18	Wed 2/7/18																			
209	Architect/IPM Unit Punch 2nd Floor and 3rd Floor	3 days	Thu 2/8/18	Mon 2/12/18																			
210	Architect/IPM Unit Punch 4th Floor and Stairwell / Corridor Punch	2 days	Tue 2/13/18	Wed 2/14/18																			
211	IPM Move-in	4 days	Thu 2/8/18	Tue 2/13/18																			
212	Certificate of Occupancy	1 day	Thu 2/15/18	Thu 2/15/18																			

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Project: Mercy Park Schedule_2017-04-03
Date: Sun 4/2/17

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

Senior Residences at Mercy Park

ID	Task Name	Duration	Start	Finish	2016			January 2017			May 2017			September 2017			January 2018				
					November 1		January 1		March 1		May 1		July 1		September 1		November 1		January 1		March 1
					10/23	11/20	12/18	1/15	2/12	3/12	4/9	5/7	6/4	7/2	7/30	8/27	9/24	10/22	11/19	12/17	1/14
4	FF&E	127 days	Fri 8/25/17	Mon 2/19/18																	
5	Office Furniture	122 days	Fri 8/25/17	Mon 2/12/18																	
6	Place Order	1 day	Fri 8/25/17	Fri 8/25/17																	
7	Delivery & Install	2 days	Fri 2/9/18	Mon 2/12/18																	
8	Office Equipment	62 days	Fri 11/17/17	Mon 2/12/18																	
9	Place Order	1 day	Fri 11/17/17	Fri 11/17/17																	
10	Delivery & Install	2 days	Fri 2/9/18	Mon 2/12/18																	
11	Fitness Equipment	92 days	Fri 10/6/17	Mon 2/12/18																	
12	Place Order	1 day	Fri 10/6/17	Fri 10/6/17																	
14	Delivery & Install	2 days	Fri 2/9/18	Mon 2/12/18																	
15	Outdoor Furniture	62 days	Fri 11/24/17	Mon 2/19/18																	
16	Place Order	1 day	Fri 11/24/17	Fri 11/24/17																	
18	Delivery & Install	2 days	Fri 2/16/18	Mon 2/19/18																	
19	Marketing	60 days	Thu 10/12/17	Wed 1/3/18																	
20	Pre-Leasing	60 days	Thu 11/23/17	Wed 2/14/18																	
21	Initial Move-Ins	5 days	Fri 2/16/18	Thu 2/22/18																	

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Task		External Tasks		Manual Task		Finish-only	
Split		External Milestone		Duration-only		Deadline	
Milestone		Inactive Task		Manual Summary Rollup		Progress	
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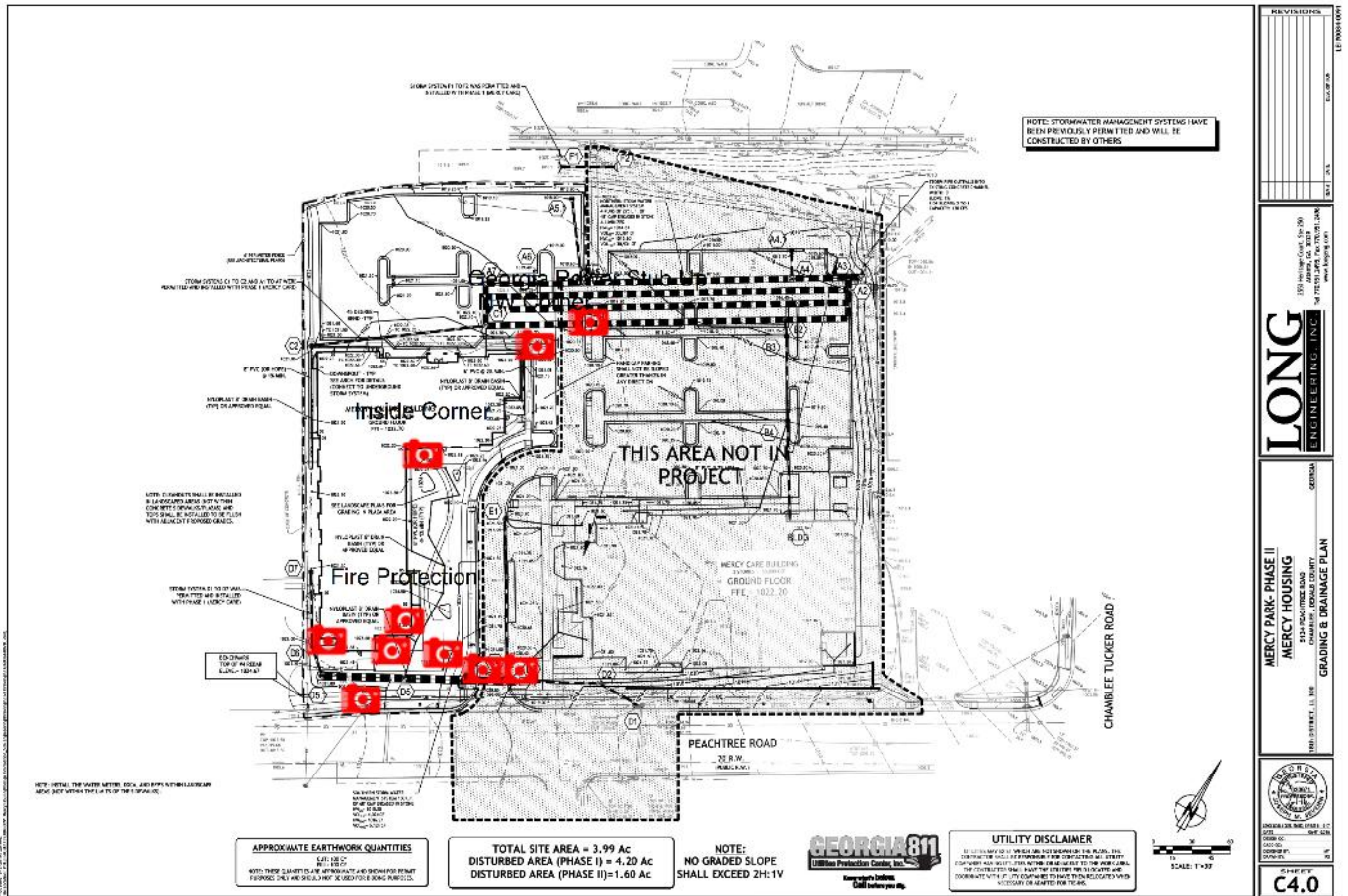
Project: Mercy Park Schedule_2017-04-03
Date: Sun 4/2/17



SITE PHOTOS

SEE FOLLOWING PAGES

Mercy Park – C4.0 (Original Permit Set)





Date Taken: Mar 28, 2017, 1:53 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: Georgia Power Stub Up



Date Taken: Mar 28, 2017, 1:52 PM

Project: Mercy Park

Sheet Name: C4.0

Sheet Version: Original Permit Set

Group:



Date Taken: Mar 28, 2017, 1:51 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group:



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Sheet Version: Original Permit Set
Group:



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Group:



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Sheet Version: Original Permit Set
Group:



Date Taken: Mar 28, 2017, 1:48 PM

Project: Mercy Park

Sheet Name: C4.0

Sheet Version: Original Permit Set

Group:



Date Taken: Mar 28, 2017, 1:46 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: Fire Protection



Date Taken: Mar 28, 2017, 1:46 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: Fire Protection



Date Taken: Mar 28, 2017, 1:45 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: Inside Corner



Date Taken: Mar 28, 2017, 1:45 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: Inside Corner



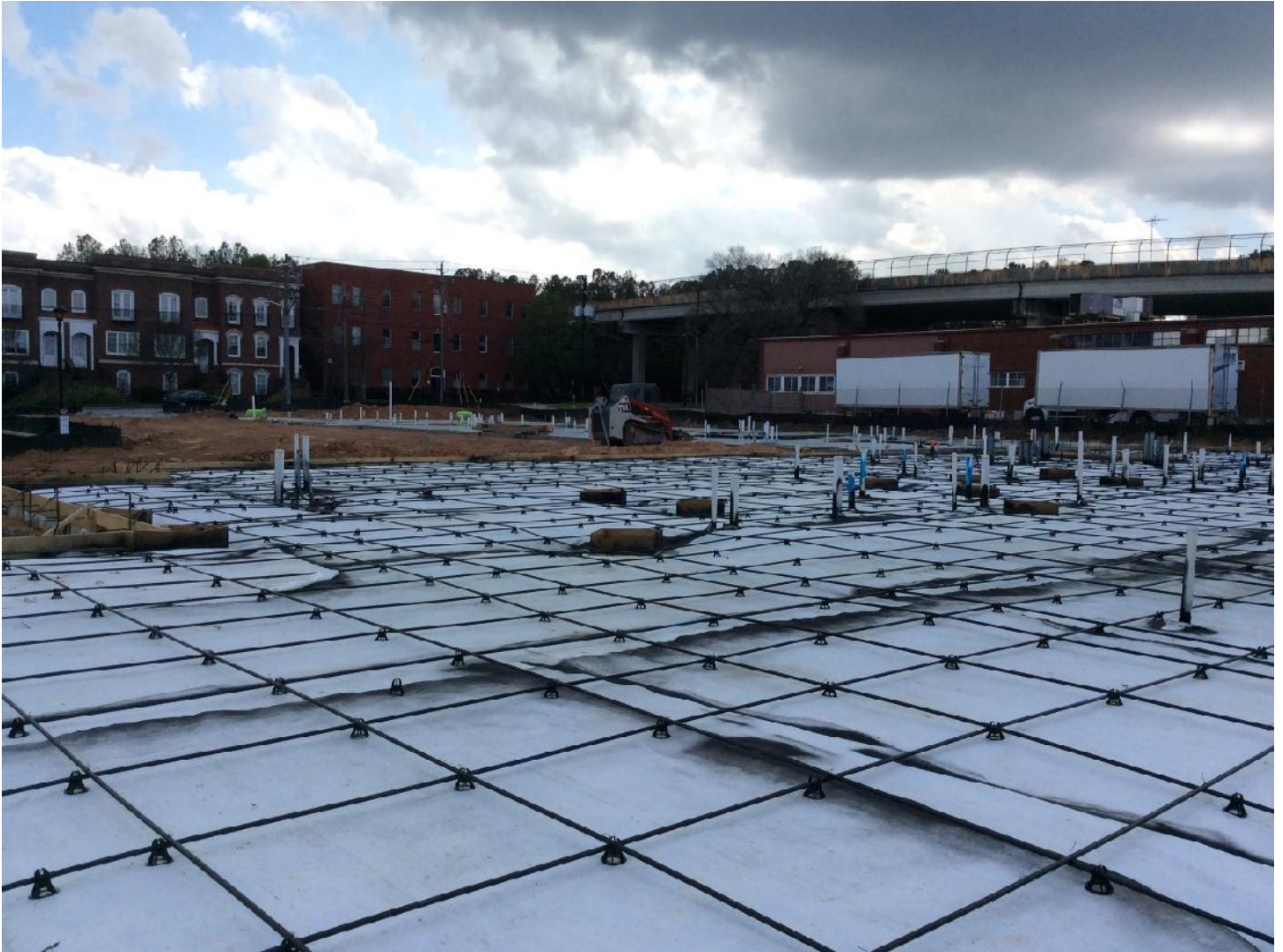
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Sheet Version: Original Permit Set
Group: Inside Corner



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Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: NW Corner



Date Taken: Mar 28, 2017, 1:43 PM
Project: Mercy Park
Sheet Name: C4.0
Sheet Version: Original Permit Set
Group: NW Corner



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Project: Mercy Park
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Sheet Version: Original Permit Set
Group: NW Corner