



REPORT INFORMATION

Date: February 20, 2017
Owner's Rep: Alrich Lynch / Randall Dragon
Electronic Copy:

PROGRESS

PREDEVELOPMENT:
PLANNING

Urban Design Review: Doug Young reviews.
Initial submission – 10/4/16
Initial approval: _____
Final Approved – Wk of 2/13/17, Revised drawings showing driveway at 167 added.

Zoning / SAP: Planner is Tshaka Warren.
Initial submission – 10/4/16
Initial SAP sign-off: _____
Final Approved SAP - Wk of 2/13/17, Revised drawings showing driveway at 167 added.

PERMITS

Building Permits: Both 167 and 175 Doane will be submitted on 2/20/16. Staff has indicated during prelim review that review could be 10 days.
Stormwater Concept: Mtg held on 10/5/16
Permit Fee: When drawings are submitted, a fee will be generated. We will provide same to SUMMECH accounting staff to generate a check that we will then take down to pay for / pick up permits.

BUREAU OF HOUSING

Approvals: Initial contract signed 6/29/16

Submissions: Draft documents previously sent to Tamar Gantt (TG) on 12/2/16. These include schedule, work plan, and barrier free waiver for 167.

Awaiting:
Environmental Review: Need Confirmation approved.
Construction Monitor: Awaiting Selection by BoH.

Upcoming:
Kick-off Meeting: Per TG, must have Construction Monitor on board first.
Allocation of Funding: Per TG, after kick-off meeting

CONSTRUCTION:

GC Contract: Draft contract received. Modifications / Revisions provided to GC.

PROJECT INFORMATION

Project: 167 and 175 Doane
Location: 167 and 175 Doane Street, Atlanta GA 30315
NPU / Zoning: V / SPI-18, Sub-Area 6
Square Ft: 167 Doane – 1,368sf
175 Doane – 1,368sf
Developer: SUMMECH CDC
Architect: Rick Thompson
Contractor: Classic Builders, Glen Landry
Site Superintendent: TBD

Pre Dev Start: Aug 5, 2016
Projected Construction Start: Mar 1, 2017
Projected Completion per GC: TBD
Projected Completion per Dev: TBD

GC Proposal: \$287,000
Change Orders Approved: \$0
Current Contract Amount: \$0
Change Orders Pending: \$0

PROJECT NARRATIVE

SUMMECH proposes to construct two (2) new single-family homes on vacant lots on Doane Street in Mechanicsville. Prior to the economic downturn and the foreclosure crisis that affected the country, SUMMECH developed and sold 17 homes on land that was in its inventory. After the crises, the land values dropped dramatically and new development and sales is one way of increasing values. The demand for homes in the inner city communities like Mechanicsville are increasing which is evident by the organization receiving a full price offer on a home that was renovated at the corner of Pryor and Doane. The residents of the south side of RDA are excited about new for sale development that will increase property values, eliminate blight and bring new residents to the area.



ISSUES

Schedule:

We believe the following issue(s), if not resolved within the next week, could impact the schedule:

- BoH Construction Monitor – Apparently BoH is having a problem contracting with a firm / person to be the construction monitor. Per their regulations, this person must be at the kick-off meeting. Since it is anticipated that drawings will be reviewed for up to 10 days, we probably have a week to get this resolved and have the meeting so that construction can begin once permits are received.

Budget / Work Plan:

Over the next week, we will be updating the budget to reflect the revised numbers on 167 Doane for having to add in the driveway. Although discussed previously, the driveway is a necessary means of getting materials and access to the pad for the home to be constructed. If the driveway was not added, several additional pieces of equipment would be required to hoist materials to the area for incorporation into the house. In addition, additional fees for street closure would be required.

Miscellaneous:

COMMENTS

INSPECTIONS

City of Atlanta Inspections:

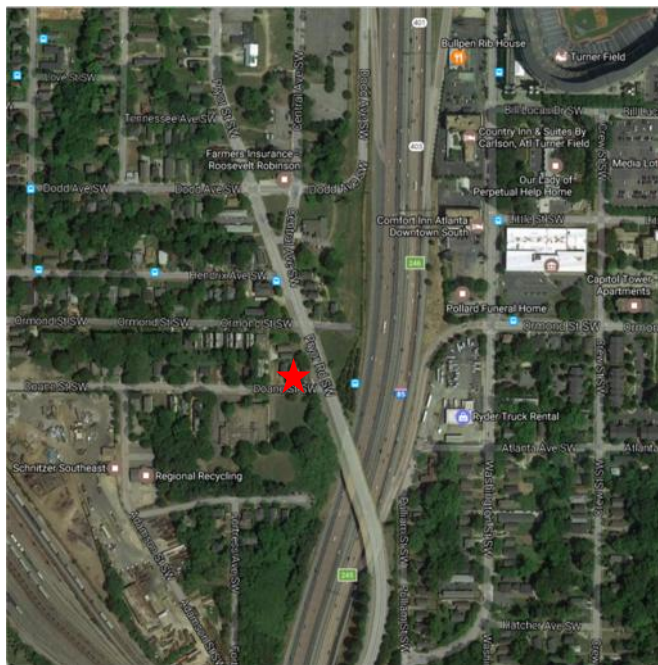
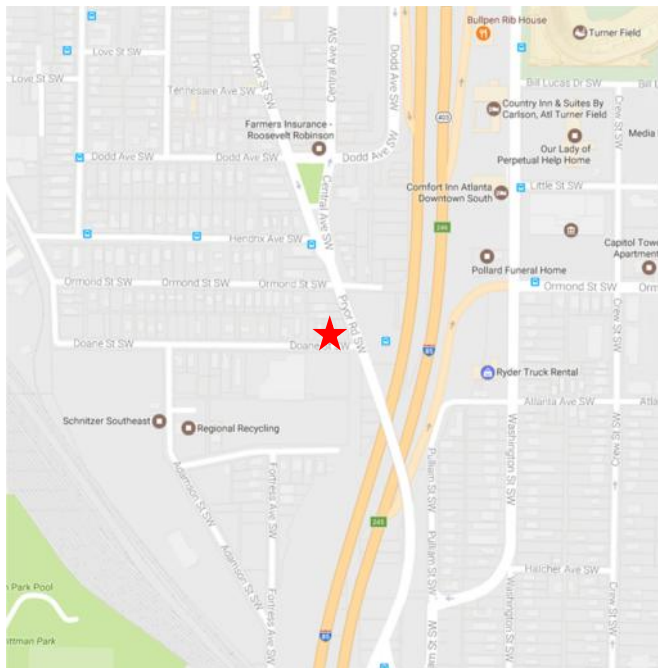
Site Development:

Slab:

Framing:

Special Inspections:

PROJECT LOCATION



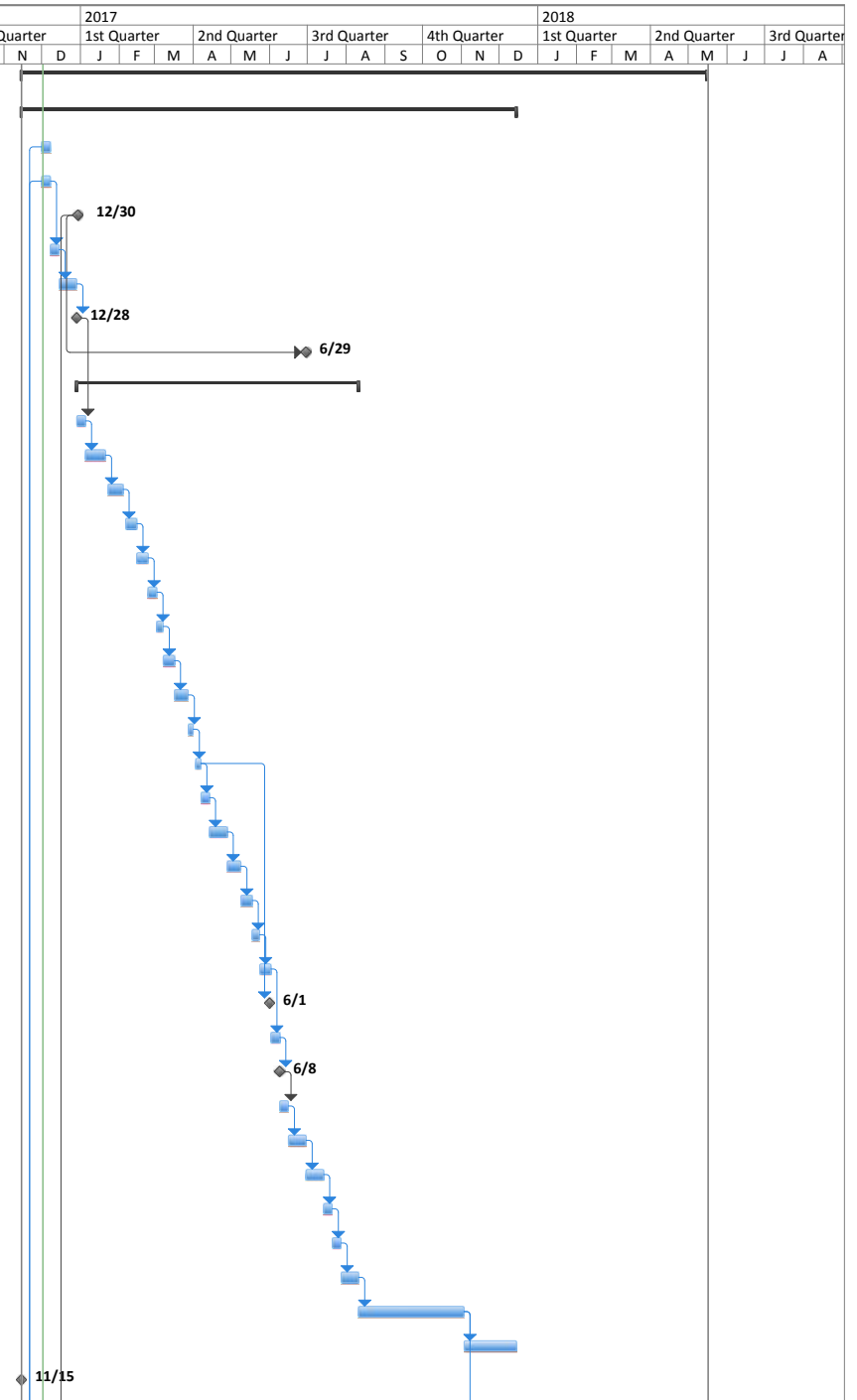


PROJECT SCHEDULE

SEE FOLLOWING PAGE(S)

SUMMECH | DOANE & COOPER PROJECTS

ID	Task Name	Duration	Start	Finish	Actual Start	Actual Finish	Predecessors	2017												2018											
								4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter		
								O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	
1	Doane & Cooper Projects	391 days?	Tue 11/15/16	Wed 5/16/18	NA	NA																									
2	167 Doane	283 days	Tue 11/15/16	Thu 12/14/17	NA	NA																									
3	Section 106 Approval	5 days	Thu 12/1/16	Wed 12/7/16	NA	NA																									
4	Environmental Clearance Approval	5 days	Thu 12/1/16	Wed 12/7/16	NA	NA																									
5	<i>BoH: Home Commitment Deadline</i>	<i>0 days</i>	<i>Fri 12/30/16</i>	<i>Fri 12/30/16</i>	<i>NA</i>	<i>NA</i>																									
6	Submission of Bldg. Permit(s)	5 days	Thu 12/8/16	Wed 12/14/16	NA	NA	4																								
7	Permit Approval(s)	10 days	Thu 12/15/16	Wed 12/28/16	NA	NA	6																								
8	Construction Start	0 days	Wed 12/28/16	Wed 12/28/16	NA	NA	7																								
9	<i>BoH: Construction Start Deadline</i>	<i>0 days</i>	<i>Thu 6/29/17</i>	<i>Thu 6/29/17</i>	<i>NA</i>	<i>NA</i>	<i>555+130 days</i>																								
10	Construction	161 days	Thu 12/29/16	Thu 8/10/17	NA	NA																									
11	Grading	5 days	Thu 12/29/16	Wed 1/4/17	NA	NA	8																								
12	Foundation	12 days	Thu 1/5/17	Fri 1/20/17	NA	NA	11																								
13	Framing (House)	10 days	Mon 1/23/17	Fri 2/3/17	NA	NA	12																								
14	Framing (Porch, Deck, Ramp)	7 days	Mon 2/6/17	Tue 2/14/17	NA	NA	13																								
15	Roofing	7 days	Wed 2/15/17	Thu 2/23/17	NA	NA	14																								
16	Windows, Ext Doors	5 days	Fri 2/24/17	Thu 3/2/17	NA	NA	15																								
17	Security (Rough/Finish)	3 days	Fri 3/3/17	Tue 3/7/17	NA	NA	16																								
18	Siding, Cornice	7 days	Wed 3/8/17	Thu 3/16/17	NA	NA	17																								
19	Plumbing	7 days	Fri 3/17/17	Mon 3/27/17	NA	NA	18																								
20	HVAC	4 days	Tue 3/28/17	Fri 3/31/17	NA	NA	19																								
21	Electrical	4 days	Mon 4/3/17	Thu 4/6/17	NA	NA	20																								
22	Insulation	5 days	Fri 4/7/17	Thu 4/13/17	NA	NA	21																								
23	Drywall	10 days	Fri 4/14/17	Thu 4/27/17	NA	NA	22																								
24	Interior Trim/Doors	7 days	Fri 4/28/17	Mon 5/8/17	NA	NA	23																								
25	Cabinets	7 days	Tue 5/9/17	Wed 5/17/17	NA	NA	24																								
26	Ceramic Tile	4 days	Thu 5/18/17	Tue 5/23/17	NA	NA	25																								
27	Wood Floors	7 days	Wed 5/24/17	Thu 6/1/17	NA	NA	26																								
28	<i>BoH: 50% of Funds Expended</i>	<i>0 days</i>	<i>Thu 6/1/17</i>	<i>Thu 6/1/17</i>	<i>NA</i>	<i>NA</i>	<i>21</i>																								
29	Paint (Interior /Exterior)	5 days	Fri 6/2/17	Thu 6/8/17	NA	NA	27																								
30	Fireplace	0 days	Thu 6/8/17	Thu 6/8/17	NA	NA	29																								
31	Appliances	5 days	Fri 6/9/17	Thu 6/15/17	NA	NA	30																								
32	Exterior Concrete Work	10 days	Fri 6/16/17	Thu 6/29/17	NA	NA	31																								
33	Punch list/Misc.	10 days	Fri 6/30/17	Thu 7/13/17	NA	NA	32																								
34	Final Inspection	5 days	Fri 7/14/17	Thu 7/20/17	NA	NA	33																								
35	Final Cleaning	5 days	Fri 7/21/17	Thu 7/27/17	NA	NA	34																								
36	Power / C.O.	10 days	Fri 7/28/17	Thu 8/10/17	NA	NA	35																								
37	Marketing	60 days	Fri 8/11/17	Thu 11/2/17	NA	NA	36																								
38	Closing	30 days	Fri 11/3/17	Thu 12/14/17	NA	NA	37																								
39	<i>BoH: Sale Deadline</i>	<i>0 days</i>	<i>Tue 11/15/16</i>	<i>Tue 11/15/16</i>	<i>NA</i>	<i>NA</i>																									



SUMMECH | DOANE & COOPER PROJECTS

ID	Task Name	Duration	Start	Finish	Actual Start	Actual Finish	Predecessors	2017												2018											
								4th Quarter			1st Quarter			2nd Quarter			3rd Quarter			4th Quarter			1st Quarter			2nd Quarter			3rd Quarter		
								O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	
40	175 Doane	283 days	Tue 11/15/16	Thu 12/14/17	NA	NA		[Timeline bar from 11/15/16 to 12/14/17]																							
41	Section 106 Approval	5 days	Thu 12/1/16	Wed 12/7/16	NA	NA	3SS	[Timeline bar from 12/1/16 to 12/7/16]																							
42	Environmental Clearance Approval	5 days	Thu 12/1/16	Wed 12/7/16	NA	NA	4SS	[Timeline bar from 12/1/16 to 12/7/16]																							
43	<i>BoH: Home Commitment Deadline</i>	<i>0 days</i>	<i>Fri 12/30/16</i>	<i>Fri 12/30/16</i>	<i>NA</i>	<i>NA</i>	<i>5SS</i>	[Timeline bar from 12/30/16 to 12/30/16]																							
44	Submission of Bldg. Permit(s)	5 days	Thu 12/8/16	Wed 12/14/16	NA	NA	42	[Timeline bar from 12/8/16 to 12/14/16]																							
45	Permit Approval(s)	10 days	Thu 12/15/16	Wed 12/28/16	NA	NA	44	[Timeline bar from 12/15/16 to 12/28/16]																							
46	Construction Start	0 days	Wed 12/28/16	Wed 12/28/16	NA	NA	45	[Timeline bar from 12/28/16 to 12/28/16]																							
47	<i>BoH: Construction Start Deadline</i>	<i>0 days</i>	<i>Thu 6/29/17</i>	<i>Thu 6/29/17</i>	<i>NA</i>	<i>NA</i>	<i>43SS+130 days</i>	[Timeline bar from 6/29/17 to 6/29/17]																							
48	Construction	161 days	Thu 12/29/16	Thu 8/10/17	NA	NA	46	[Timeline bar from 12/29/16 to 8/10/17]																							
49	Grading	5 days	Thu 12/29/16	Wed 1/4/17	NA	NA	46	[Timeline bar from 12/29/16 to 1/4/17]																							
50	Foundation	12 days	Thu 1/5/17	Fri 1/20/17	NA	NA	49	[Timeline bar from 1/5/17 to 1/20/17]																							
51	Framing (House)	10 days	Mon 1/23/17	Fri 2/3/17	NA	NA	50	[Timeline bar from 1/23/17 to 2/3/17]																							
52	Framing (Porch, Deck, Ramp)	7 days	Mon 2/6/17	Tue 2/14/17	NA	NA	51	[Timeline bar from 2/6/17 to 2/14/17]																							
53	Roofing	7 days	Wed 2/15/17	Thu 2/23/17	NA	NA	52	[Timeline bar from 2/15/17 to 2/23/17]																							
54	Windows, Ext Doors	5 days	Fri 2/24/17	Thu 3/2/17	NA	NA	53	[Timeline bar from 2/24/17 to 3/2/17]																							
55	Security (Rough/Finish)	3 days	Fri 3/3/17	Tue 3/7/17	NA	NA	54	[Timeline bar from 3/3/17 to 3/7/17]																							
56	Siding, Cornice	7 days	Wed 3/8/17	Thu 3/16/17	NA	NA	55	[Timeline bar from 3/8/17 to 3/16/17]																							
57	Plumbing	7 days	Fri 3/17/17	Mon 3/27/17	NA	NA	56	[Timeline bar from 3/17/17 to 3/27/17]																							
58	HVAC	4 days	Tue 3/28/17	Fri 3/31/17	NA	NA	57	[Timeline bar from 3/28/17 to 3/31/17]																							
59	Electrical	4 days	Mon 4/3/17	Thu 4/6/17	NA	NA	58	[Timeline bar from 4/3/17 to 4/6/17]																							
60	Insulation	5 days	Fri 4/7/17	Thu 4/13/17	NA	NA	59	[Timeline bar from 4/7/17 to 4/13/17]																							
61	Drywall	10 days	Fri 4/14/17	Thu 4/27/17	NA	NA	60	[Timeline bar from 4/14/17 to 4/27/17]																							
62	Interior Trim/Doors	7 days	Fri 4/28/17	Mon 5/8/17	NA	NA	61	[Timeline bar from 4/28/17 to 5/8/17]																							
63	Cabinets	7 days	Tue 5/9/17	Wed 5/17/17	NA	NA	62	[Timeline bar from 5/9/17 to 5/17/17]																							
64	Ceramic Tile	4 days	Thu 5/18/17	Tue 5/23/17	NA	NA	63	[Timeline bar from 5/18/17 to 5/23/17]																							
65	Wood Floors	7 days	Wed 5/24/17	Thu 6/1/17	NA	NA	64	[Timeline bar from 5/24/17 to 6/1/17]																							
66	<i>BoH: 50% of Funds Expended</i>	<i>0 days</i>	<i>Thu 6/1/17</i>	<i>Thu 6/1/17</i>	<i>NA</i>	<i>NA</i>		[Timeline bar from 6/1/17 to 6/1/17]																							
67	Paint (Interior /Exterior)	5 days	Fri 6/2/17	Thu 6/8/17	NA	NA	65	[Timeline bar from 6/2/17 to 6/8/17]																							
68	Fireplace	0 days	Thu 6/8/17	Thu 6/8/17	NA	NA	67	[Timeline bar from 6/8/17 to 6/8/17]																							
69	Appliances	5 days	Fri 6/9/17	Thu 6/15/17	NA	NA	68	[Timeline bar from 6/9/17 to 6/15/17]																							
70	Exterior Concrete Work	10 days	Fri 6/16/17	Thu 6/29/17	NA	NA	69	[Timeline bar from 6/16/17 to 6/29/17]																							
71	Punch list/Misc.	10 days	Fri 6/30/17	Thu 7/13/17	NA	NA	70	[Timeline bar from 6/30/17 to 7/13/17]																							
72	Final Inspection	5 days	Fri 7/14/17	Thu 7/20/17	NA	NA	71	[Timeline bar from 7/14/17 to 7/20/17]																							
73	Final Cleaning	5 days	Fri 7/21/17	Thu 7/27/17	NA	NA	72	[Timeline bar from 7/21/17 to 7/27/17]																							
74	Power / C.O.	10 days	Fri 7/28/17	Thu 8/10/17	NA	NA	73	[Timeline bar from 7/28/17 to 8/10/17]																							
75	Marketing	60 days	Fri 8/11/17	Thu 11/2/17	NA	NA	74	[Timeline bar from 8/11/17 to 11/2/17]																							
76	Closing	30 days	Fri 11/3/17	Thu 12/14/17	NA	NA	37	[Timeline bar from 11/3/17 to 12/14/17]																							
77	<i>BoH: Sale Deadline</i>	<i>0 days</i>	<i>Tue 11/15/16</i>	<i>Tue 11/15/16</i>	<i>NA</i>	<i>NA</i>		[Timeline bar from 11/15/16 to 11/15/16]																							
78	719 Cooper	254 days?	Tue 11/15/16	Fri 11/3/17	NA	NA		[Timeline bar from 11/15/16 to 11/3/17]																							
96	<i>BoH: Activity & Expend. Deadline</i>	<i>0 days</i>	<i>Wed 5/16/18</i>	<i>Wed 5/16/18</i>	<i>NA</i>	<i>NA</i>		[Timeline bar from 5/16/18 to 5/16/18]																							

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