



REPORT INFORMATION

Date: May 1, 2017
Owner's Rep: Alrich Lynch / Randall Dragon
Electronic Copy:

PROGRESS

PREDEVELOPMENT:
PLANNING

All Urban Design Review and Zoning / SAP approvals have been granted.

PERMITS

Building Permits: Both 167 and 175 Doane permits were approved by the City and picked up on Friday, April 7, 2017

BUREAU OF HOUSING

Approvals: All Bureau of Housing approvals have been granted and the Notice to Proceed (NTP) was issued on Monday, April 10, 2017.

CONSTRUCTION:

Construction of both 167 and 175 Doane commenced on Wednesday, April 12, 2017 meeting the requirement of the NTP.

Schedule:

167 Doane: The site has been cleared and graded. The driveway has been cut in. Classic Builders encountered a foundation issue with the wooden retailing wall on the adjacent property. An engineer was engaged to survey the existing conditions and propose a solution. The proposed solution includes installing an auger piles foundation system to prevent from adversely impacting the adjacent retailing wall. The auger piles and footing are scheduled to be poured the first week of May.

175 Doane: The site has been cleared and graded. The footings have been excavated and poured along with the completion of the perimeter block foundation wall. The framing package has been ordered and framing will begin the first week in May.

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: April 12, 2017
Projected Completion per GC: September 7, 2017
Projected Completion per Dev: September 7, 2017
GC Proposal: \$281,340
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

Budget / Work Plan:

The project is tracking on budget with exception of add for auger pile foundation system due to the retaining wall issue of the adjacent property. We are estimating that cost impact in the range of \$3,000-\$5,000.

Miscellaneous:

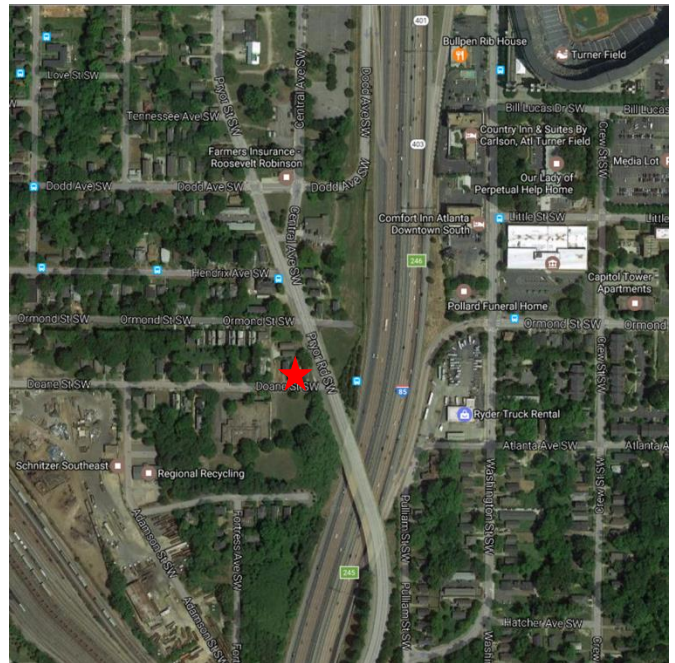
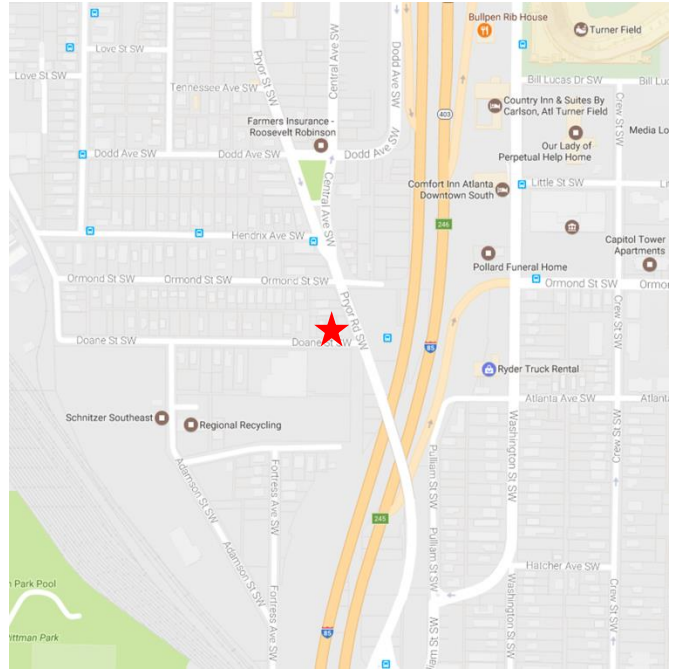
COMMENTS

INSPECTIONS

City of Atlanta Inspections:
Site Development: TBD
Slab: TBD
Framing: TBD

Special Inspections:

PROJECT LOCATION





COR LOG – 167 Doane Street

SEE FOLLOWING PAGE(S) –

167 DOANE STREET

CHANGE ORDER LOG

Prepared: 5/1/2017

Change Item Breakdown by Cause*	Amount	Days
Site Conditions	\$ -	0
Building Code / LEED	\$ -	0
Value Engineering	\$ -	0
Allowances	\$ -	0
Design / Engineering	\$ -	0
Weather Delays	\$ -	0
Owner Requested	\$ -	0
Total of All Change Types	\$ -	0

* excludes rejected & void items

Summary	Amount	Days
Original Contract	\$ 145,565.00	
C Change Orders to Date	\$ -	0
Current Contract value	\$ 145,565.00	
A Approved Changes	\$ -	0
P Pending Changes	\$ -	0
Projected Contract Value	\$ 145,565.00	
V Void	\$ -	0
R Rejected	\$ -	0

CURRENT STATUS LEGEND:
 C - Owner CO Issued
 A - COR Approved , CO Pending
 P - COR Under Review
 R - COR Rejected
 V - Change Item Voided

167 Doane Street

PCO No.	Description	Generated By	COR No.	COR Date	Value	Days Requested	Current Status	BIC	CO #	Comments
001										
002										
003										
004										
005										
006										
007										
008										
009										
010										
Potential Scope Additions										
	Auger Pile Foundation System	Site Conditions			\$ 5,000.00					



COR LOG – 175 Doane Street

SEE FOLLOWING PAGE(S) –

175 DOANE STREET

CHANGE ORDER LOG

Prepared: 5/1/2017

Change Item Breakdown by Cause*	Amount	Days
Site Conditions	\$ -	0
Building Code / LEED	\$ -	0
Value Engineering	\$ -	0
Allowances	\$ -	0
Design / Engineering	\$ -	0
Weather Delays	\$ -	0
Owner Requested	\$ -	0
Total of All Change Types	\$ -	0

* excludes rejected & void items

Summary	Amount	Days
Original Contract	\$ 135,775.00	
C Change Orders to Date	\$ -	0
Current Contract value	\$ 135,775.00	
A Approved Changes	\$ -	0
P Pending Changes	\$ -	0
Projected Contract Value	\$ 135,775.00	
V Void	\$ -	0
R Rejected	\$ -	0

CURRENT STATUS LEGEND:
 C - Owner CO Issued
 A - COR Approved , CO Pending
 P - COR Under Review
 R - COR Rejected
 V - Change Item Voided

175 Doane Street

PCO No.	Description	Generated By	COR No.	COR Date	Value	Days Requested	Current Status	BIC	CO #	Comments
001										
002										
003										
004										
005										
006										
007										
008										
009										
010										

Potential Scope Additions



PROJECT SCHEDULE

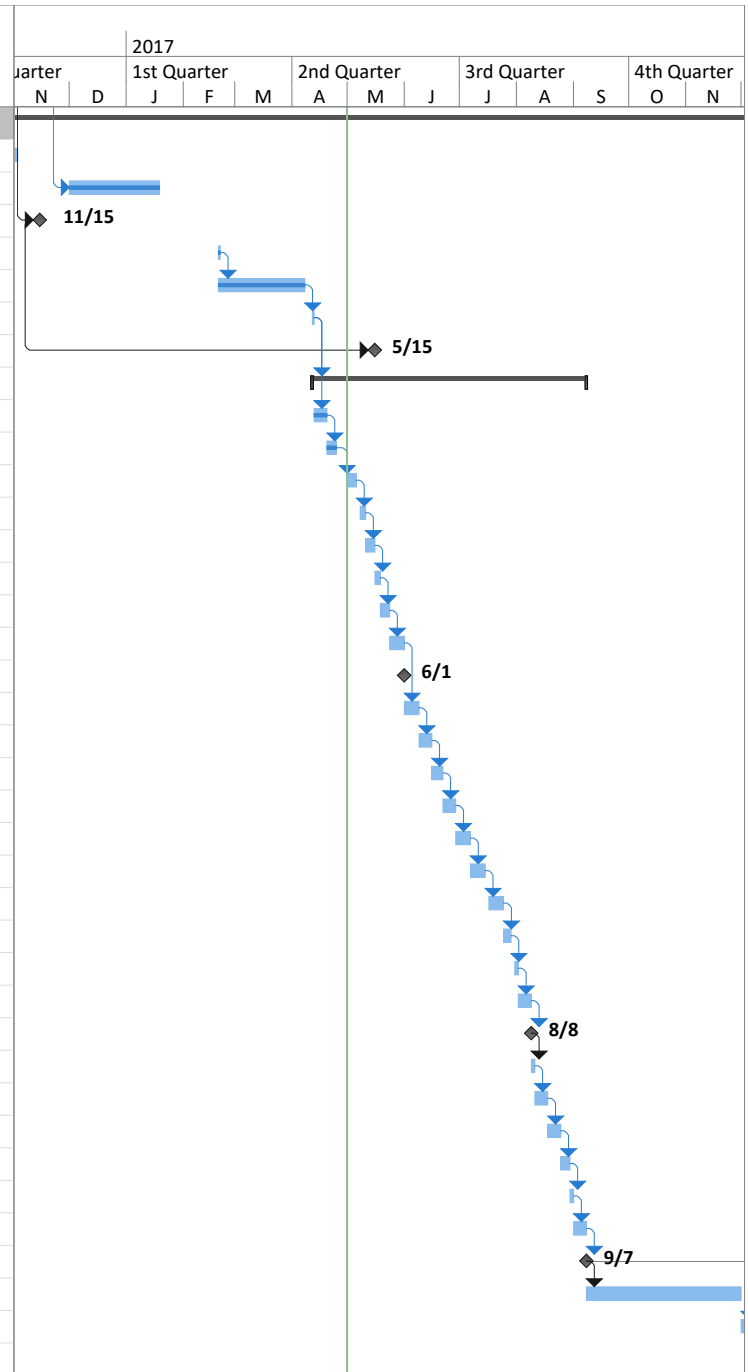
SEE FOLLOWING PAGE(S)

SUMMECH | DOANE & COOPER PROJECTS

ID	Task Name	Duration	Start	Finish	Actual Start	Actual Finish	2017														
							1st Quarter		2nd Quarter		3rd Quarter			4th Quarter							
								Q	N	D	J	F	M	A	M	J	J	A	S	O	N
1	Doane & Cooper Projects	422 days	Wed 10/26/16	Thu 6/7/18	Wed 10/26/16	NA															
2	167 Doane	421 days	Wed 10/26/16	Thu 6/7/18	Wed 10/26/16	NA															
3	Section 106 Approval	0 days	Wed 10/26/16	Wed 10/26/16	Wed 10/26/16	Wed 10/26/16	10/26														
4	Environmental Clearance Approval	35 days	Thu 12/1/16	Wed 1/18/17	Thu 12/1/16	Wed 1/18/17															
5	<i>BoH: Home Commitment Deadline</i>	<i>0 days</i>	<i>Tue 11/15/16</i>	<i>Tue 11/15/16</i>	<i>Tue 11/15/16</i>	<i>Tue 11/15/16</i>	11/15														
6	Submission of Bldg. Permit(s)	1 day	Mon 2/20/17	Mon 2/20/17	Mon 2/20/17	Mon 2/20/17															
7	Permit Approval(s)	34 days	Mon 2/20/17	Fri 4/7/17	Mon 2/20/17	Fri 4/7/17															
8	Construction Start	1 day	Wed 4/12/17	Wed 4/12/17	Wed 4/12/17	NA															
9	<i>BoH: Construction Start Deadline</i>	<i>0 days</i>	<i>Mon 5/15/17</i>	<i>Mon 5/15/17</i>	<i>NA</i>	<i>NA</i>	5/15														
10	Construction	107 days	Wed 4/12/17	Thu 9/7/17	Wed 4/12/17	NA															
11	Grading	5 days	Wed 4/12/17	Wed 4/19/17	Wed 4/12/17	NA															
12	Foundation	9 days	Thu 4/20/17	Tue 5/2/17	NA	NA															
13	Framing (House)	5 days	Wed 5/3/17	Tue 5/9/17	NA	NA															
14	Framing (Porch, Deck, Ramp)	3 days	Wed 5/10/17	Fri 5/12/17	NA	NA															
15	Roofing	3 days	Mon 5/15/17	Wed 5/17/17	NA	NA															
16	Windows, Ext Doors	3 days	Thu 5/18/17	Mon 5/22/17	NA	NA															
17	Security (Rough/Finish)	3 days	Tue 5/23/17	Thu 5/25/17	NA	NA															
18	Siding, Cornice	6 days	Fri 5/26/17	Fri 6/2/17	NA	NA															
19	<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>	6/1														
20	Plumbing	6 days	Mon 6/5/17	Mon 6/12/17	NA	NA															
21	HVAC	4 days	Tue 6/13/17	Fri 6/16/17	NA	NA															
22	Electrical	4 days	Mon 6/19/17	Thu 6/22/17	NA	NA															
23	Insulation	5 days	Fri 6/23/17	Thu 6/29/17	NA	NA															
24	Drywall	6 days	Fri 6/30/17	Fri 7/7/17	NA	NA															
25	Interior Trim/Doors	6 days	Mon 7/10/17	Mon 7/17/17	NA	NA															
26	Cabinets	6 days	Tue 7/18/17	Tue 7/25/17	NA	NA															
27	Ceramic Tile	4 days	Wed 7/26/17	Mon 7/31/17	NA	NA															
28	Wood Floors	2 days	Tue 8/1/17	Wed 8/2/17	NA	NA															
29	Paint (Interior /Exterior)	5 days	Thu 8/3/17	Wed 8/9/17	NA	NA															
30	Fireplace	0 days	Wed 8/9/17	Wed 8/9/17	NA	NA															
31	Appliances	2 days	Thu 8/10/17	Fri 8/11/17	NA	NA															
32	Exterior Concrete Work	5 days	Mon 8/14/17	Fri 8/18/17	NA	NA															
33	Punch list/Misc.	5 days	Mon 8/21/17	Fri 8/25/17	NA	NA															
34	Final Inspection	3 days	Mon 8/28/17	Wed 8/30/17	NA	NA															
35	Final Cleaning	1 day	Thu 8/31/17	Thu 8/31/17	NA	NA															
36	Power / C.O.	5 days	Fri 9/1/17	Thu 9/7/17	NA	NA															
37	<i>BoH: Project Completion</i>	<i>0 days</i>	<i>Thu 9/7/17</i>	<i>Thu 9/7/17</i>	<i>NA</i>	<i>NA</i>	9/7														
38	Marketing	60 days	Fri 9/8/17	Thu 11/30/17	NA	NA															
39	Closing	30 days	Fri 12/1/17	Thu 1/11/18	NA	NA															
40	<i>BoH: Sale Deadline</i>	<i>0 days</i>	<i>Thu 6/7/18</i>	<i>Thu 6/7/18</i>	<i>NA</i>	<i>NA</i>															

SUMMECH | DOANE & COOPER PROJECTS

ID	Task Name	Duration	Start	Finish	Actual Start	Actual Finish	2017													
							1st Quarter		2nd Quarter		3rd Quarter			4th Quarter						
							Quarter	N	D	J	F	M	A	M	J	J	A	S	O	N
41	175 Doane	422 days	Wed 10/26/16	Thu 6/7/18	Wed 10/26/16	NA														
42	Section 106 Approval	5 days	Wed 10/26/16	Wed 11/2/16	Wed 10/26/16	NA														
43	Environmental Clearance Approval	35 days	Thu 12/1/16	Wed 1/18/17	Thu 12/1/16	Wed 1/18/17														
44	<i>BoH: Home Commitment Deadline</i>	<i>0 days</i>	<i>Tue 11/15/16</i>	<i>Tue 11/15/16</i>	<i>NA</i>	<i>NA</i>														
45	Submission of Bldg. Permit(s)	1 day	Mon 2/20/17	Mon 2/20/17	Mon 2/20/17	Mon 2/20/17														
46	Permit Approval(s)	35 days	Mon 2/20/17	Fri 4/7/17	Mon 2/20/17	Fri 4/7/17														
47	Construction Start	1 day	Wed 4/12/17	Wed 4/12/17	Wed 4/12/17	NA														
48	<i>BoH: Construction Start Deadline</i>	<i>0 days</i>	<i>Mon 5/15/17</i>	<i>Mon 5/15/17</i>	<i>NA</i>	<i>NA</i>														
49	Construction	107 days	Wed 4/12/17	Thu 9/7/17	Wed 4/12/17	NA														
50	Grading	5 days	Wed 4/12/17	Wed 4/19/17	Wed 4/12/17	Wed 4/19/17														
51	Foundation	3 days	Wed 4/19/17	Mon 4/24/17	Wed 4/19/17	Mon 4/24/17														
52	Framing (House)	5 days	Mon 5/1/17	Fri 5/5/17	NA	NA														
53	Framing (Porch, Deck, Ramp)	3 days	Mon 5/8/17	Wed 5/10/17	NA	NA														
54	Roofing	3 days	Thu 5/11/17	Mon 5/15/17	NA	NA														
55	Windows, Ext Doors	3 days	Tue 5/16/17	Thu 5/18/17	NA	NA														
56	Security (Rough/Finish)	3 days	Fri 5/19/17	Tue 5/23/17	NA	NA														
57	Siding, Cornice	6 days	Wed 5/24/17	Wed 5/31/17	NA	NA														
58	<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>														
59	Plumbing	6 days	Thu 6/1/17	Thu 6/8/17	NA	NA														
60	HVAC	5 days	Fri 6/9/17	Thu 6/15/17	NA	NA														
61	Electrical	4 days	Fri 6/16/17	Wed 6/21/17	NA	NA														
62	Insulation	5 days	Thu 6/22/17	Wed 6/28/17	NA	NA														
63	Drywall	6 days	Thu 6/29/17	Thu 7/6/17	NA	NA														
64	Interior Trim/Doors	6 days	Fri 7/7/17	Fri 7/14/17	NA	NA														
65	Cabinets	6 days	Mon 7/17/17	Mon 7/24/17	NA	NA														
66	Ceramic Tile	4 days	Tue 7/25/17	Fri 7/28/17	NA	NA														
67	Wood Floors	2 days	Mon 7/31/17	Tue 8/1/17	NA	NA														
68	Paint (Interior /Exterior)	5 days	Wed 8/2/17	Tue 8/8/17	NA	NA														
69	Fireplace	0 days	Tue 8/8/17	Tue 8/8/17	NA	NA														
70	Appliances	2 days	Wed 8/9/17	Thu 8/10/17	NA	NA														
71	Exterior Concrete Work	5 days	Fri 8/11/17	Thu 8/17/17	NA	NA														
72	Punch list/Misc.	5 days	Fri 8/18/17	Thu 8/24/17	NA	NA														
73	Final Inspection	3 days	Fri 8/25/17	Tue 8/29/17	NA	NA														
74	Final Cleaning	2 days	Wed 8/30/17	Thu 8/31/17	NA	NA														
75	Power / C.O.	5 days	Fri 9/1/17	Thu 9/7/17	NA	NA														
76	<i>BoH: Project Completion</i>	<i>0 days</i>	<i>Thu 9/7/17</i>	<i>Thu 9/7/17</i>	<i>NA</i>	<i>NA</i>														
77	Marketing	60 days	Fri 9/8/17	Thu 11/30/17	NA	NA														
78	Closing	30 days	Fri 12/1/17	Thu 1/11/18	NA	NA														
79	<i>BoH: Sale Deadline</i>	<i>0 days</i>	<i>Thu 6/7/18</i>	<i>Thu 6/7/18</i>	<i>NA</i>	<i>NA</i>														





SITE PHOTOS – 167 Doane Street

SEE FOLLOWING PAGES



Date Taken: Apr 27, 2017, 2:22 PM
Project: 167 Doane St
Sheet Name: A2
Sheet Version: Approved Set
Group:



Date Taken: Apr 27, 2017, 2:22 PM
Project: 167 Doane St
Sheet Name: A2
Sheet Version: Approved Set
Group:



Date Taken: Apr 27, 2017, 2:22 PM
Project: 167 Doane St
Sheet Name: A2
Sheet Version: Approved Set
Group:



Date Taken: Apr 27, 2017, 2:12 PM

Project: 167 Doane St

Sheet Name: A2

Sheet Version: Approved Set

Group:



Date Taken: Apr 27, 2017, 2:12 PM
Project: 167 Doane St
Sheet Name: A2
Sheet Version: Approved Set
Group:



Date Taken: Apr 27, 2017, 2:09 PM
Project: 167 Doane St
Sheet Name: A2
Sheet Version: Approved Set
Group:



SITE PHOTOS – 175 Doane Street

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Date Taken: Apr 27, 2017, 1:58 PM
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