



REPORT INFORMATION

Date: April 25, 2017
Owner's CM Rep: Alrich Lynch
Electronic Copy:
LDGconsulting.com/MercyPark_2017-04_Report

PROGRESS

See following pages for progress photos.

FOUNDATIONS / SLAB

) All slabs are complete. There are a few cables that were outside the typical range. The engineers at the cable company have cleared most that were out of range. Awaiting results of a re-pull on one last one that was out of range (Tendon 47).

FRAMING

) Approximately 80% of the first floor framing was in place during the OAC meeting. Upon visual inspection, the wood material and framing were of a high quality. In addition, the amount of work accomplished already was impressive; the framing crew is definitely experienced.
) We pointed out to the McShane PM that the framer was using some older version plans and thus missed a few of the latest changes in the common areas. Luckily, the area with the changes was just started so only a few items were missed. PM acknowledged the errors and agreed to inform the framer and will have the changes made.

STRUCTURAL STEEL

) Primarily in the common areas; PM stated that steel should be arriving within next week or so.

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 framing is fully underway.

PROJECT INFORMATION

Project: Senior Residences at Mercy Park
Acres: 1.515 acres
Location: 5124 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: Tim O'Connell

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.

Addressing / Plat:

We have received confirmation about the address split from Mercy Care. A plat was filed with the County during the previous week.

COMMENTS

Testing:

-) Concrete Testing Reports – The most recent have 28 day breaks are exceeding design requirements.
-) PT Cable Post-Stress Testing – awaiting last reports as well as confirmation from engineers on some re-pulls.

Topics for Weekly Calls / Next OAC Meeting:

-) Sewage Tank – latest news from DeKalb Co

INSPECTIONS

Special Inspections:

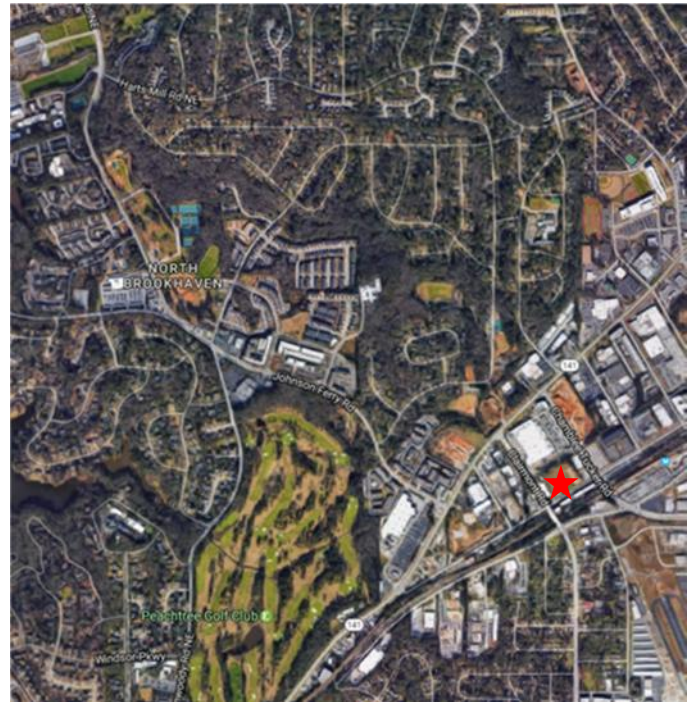
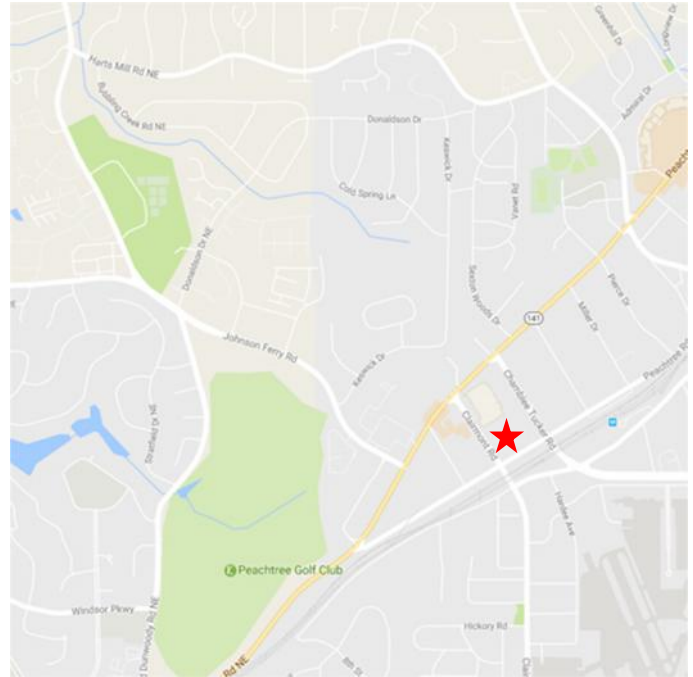
Date: On-going through slab pours and steel erection

City of Chamblee or DeKalb County Inspections:

Date: Erosion Control – on-going

Date:

PROJECT LOCATION





PROJECT SCHEDULE

SEE FOLLOWING PAGE(S)

Senior Residences at Mercy Park

ID	Task Name	Duration	Start	Finish	Predecessors	November 1		January 2017			May 2017				September 2017			January 2018						
						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 Construction Schedule	308 days	Tue 1/3/17	Thu 2/15/18																				
2	Site Work	275 days	Tue 1/3/17	Mon 1/1/18																				
12	Building	282 days	Wed 1/18/17	Mon 1/29/18																				
55	1st Floor (16 Units)	52 days	Tue 6/13/17	Wed 8/23/17																				
85	1st Floor Corridor and Common Area	43 days	Thu 7/6/17	Mon 9/4/17																				
115	2nd Floor (21 Units & Common Area)	90 days	Thu 8/17/17	Tue 12/19/17																				
146	3rd Floor (21 Units + Common Area)	81 days	Mon 9/11/17	Fri 12/29/17																				
178	4th Floor (21 Units + Common Area)	88 days	Thu 10/5/17	Mon 2/5/18																				
209	Building Turnover	10 days	Fri 2/2/18	Thu 2/15/18																				
210	Site Final Clean-up	4 days	Fri 2/2/18	Wed 2/7/18																				
211	Final MEP Inspections	2 days	Tue 2/6/18	Wed 2/7/18	207																			
212	Temp Certificate of Occupancy	1 day	Thu 2/8/18	Thu 2/8/18	211																			
217	Architect/IPM Unit Punch 1st Floor	2 days	Tue 2/6/18	Wed 2/7/18	207																			
218	Architect/IPM Unit Punch 2nd Floor and 3rd Floor	3 days	Thu 2/8/18	Mon 2/12/18	217																			
219	Architect/IPM Unit Punch 4th Floor and Stairwell / Corridor Punch	2 days	Tue 2/13/18	Wed 2/14/18	218																			
220	IPM Move-in	4 days	Thu 2/8/18	Tue 2/13/18	217																			
221	Certificate of Occupancy	1 day	Thu 2/15/18	Thu 2/15/18	219																			
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	7SS-120 days																			
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	10SS-60 days																			
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	15SS-90 days																			
13	Temp Certificate of Occupancy	1 day	Thu 2/8/18	Thu 2/8/18																				
16	Outdoor Furniture	62 days	Fri 11/24/17	Mon 2/19/18																				
17	Place Order	1 day	Fri 11/24/17	Fri 11/24/17	20SS-60 days																			
18	Certificate of Occupancy	1 day	Thu 2/15/18	Thu 2/15/18																				
21	Marketing	60 days	Thu 10/12/17	Wed 1/3/18	\\DISKSTATION																			
22	Pre-Leasing	60 days	Thu 11/23/17	Wed 2/14/18	\\DISKSTATION																			
23	Initial Move-Ins	5 days	Fri 2/16/18	Thu 2/22/18	\\DISKSTATION																			

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

Project: Mercy Park Schedule_2017-05-01
Date: Tue 5/2/17



COR LOG

SEE FOLLOWING PAGE(S)

SENIOR RESIDENCES AT MERCY PARK

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	\$ 11,912.32	0

Total of All Change Types \$ 11,912.32 0

* excludes rejected & void items

Summary	Amount	Days
Original Contract	\$ 9,413,592.00	
C Change Orders to Date	\$ -	0
Current Contract value	\$ 9,413,592.00	
A Approved Changes	\$ -	0
P Pending Changes	\$ 11,912.32	0
Projected Contract Value	\$ 9,425,504.32	
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

Senior Residences at Mercy Park

PCO No.	Description	Generated By	COR No.	COR Date	Value	Days Requested	Current Status	BIC	CO #	Comments
001	Electrical Change from Rev. 1	Owner Requested	001	04/18/17	\$ 3,136.50	0	P	Owner	001	Owner Reviewing
002	Elevator Changes	Owner Requested	002	04/18/17	\$ 8,775.82	0	P	GC	002	GC getting additional details added to documentation
003										
004										
005										
006										
007										
008										
009										
010										
Potential Scope Additions										
	Sanitary Sewer Tank	Building Code / LEED			\$ 260,000.00					



SITE PHOTOS

SEE FOLLOWING PAGES

Mercy Park – A101 (Revision #3)

GENERAL NOTES
1. SEE ALL NOTES ON ALL SHEETS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES.
3. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS.
4. ALL WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE SCHEDULES.

SMITH DALIA
ARCHITECTS
1000 PINE STREET, SUITE 1000
PHILADELPHIA, PA 19107
PH: 215.561.1000
WWW.SMITHDALIA.COM

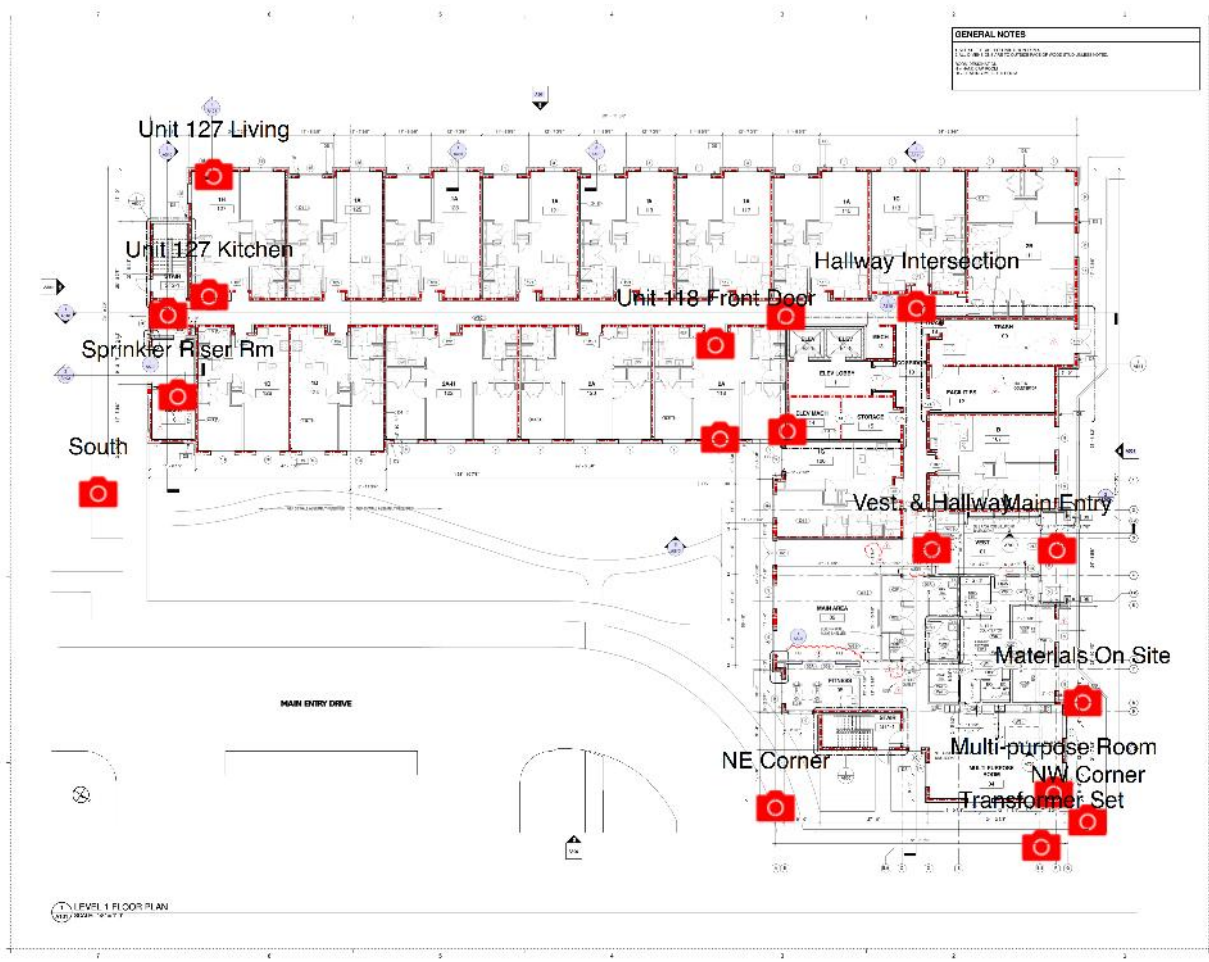
14100
MERCY HOUSING
Live to Inspire

MERCY HOUSING
MERCY PARK
3200 GUYTON ROAD
PHILADELPHIA, PA 19104



DATE: 08/12/2014
DRAWN BY: J. J. [unreadable]
CHECKED BY: [unreadable]
SCALE: AS SHOWN
PROJECT NO.: 14100
SHEET NO.: A101

A101
FOR CONSTRUCTION



LEVEL 1 FLOOR PLAN
SEE SHEET A100



Date Taken: Apr 25, 2017, 2:02 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Materials On Site



Date Taken: Apr 25, 2017, 2:02 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Materials On Site



Date Taken: Apr 25, 2017, 2:01 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Materials On Site



Date Taken: Apr 25, 2017, 2:00 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Multi-purpose Room



Date Taken: Apr 25, 2017, 2:00 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Multi-purpose Room



Date Taken: Apr 25, 2017, 2:00 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Main Entry



Date Taken: Apr 25, 2017, 1:58 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Vest. & Hallway



Date Taken: Apr 25, 2017, 1:58 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Vest. & Hallway



Date Taken: Apr 25, 2017, 1:58 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Vest. & Hallway



Date Taken: Apr 25, 2017, 1:57 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Vest. & Hallway



Date Taken: Apr 25, 2017, 1:56 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Hallway Intersection



Date Taken: Apr 25, 2017, 1:56 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Hallway Intersection

Common Wall w/ Elevators



Date Taken: Apr 25, 2017, 1:54 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: Apr 25, 2017, 1:53 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: Apr 25, 2017, 1:51 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: Apr 25, 2017, 1:51 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: Apr 25, 2017, 1:50 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Unit 118 Front Door



Date Taken: Apr 25, 2017, 1:50 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Unit 118 Front Door



Date Taken: Apr 25, 2017, 1:50 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Unit 118 Front Door



Date Taken: Apr 25, 2017, 1:48 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Unit 127 Living



Date Taken: Apr 25, 2017, 1:48 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group: Unit 127 Living



Date Taken: Apr 25, 2017, 1:47 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Unit 127 Kitchen



Date Taken: Apr 25, 2017, 1:47 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Unit 127 Kitchen



Date Taken: Apr 25, 2017, 1:43 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: Apr 25, 2017, 1:42 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Sprinkler Riser Rm



Date Taken: Apr 25, 2017, 1:41 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: South



Date Taken: Apr 25, 2017, 1:41 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: South



Date Taken: Apr 25, 2017, 1:39 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: NE Corner



Date Taken: Apr 25, 2017, 1:39 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: NE Corner



Date Taken: Apr 25, 2017, 1:38 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: NE Corner



Date Taken: Apr 25, 2017, 1:38 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: NE Corner



Date Taken: Apr 25, 2017, 1:37 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Transformer Set



Date Taken: Apr 25, 2017, 1:36 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: NW Corner



Date Taken: Apr 25, 2017, 1:36 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: NW Corner



Date Taken: Apr 25, 2017, 1:36 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group: NW Corner