



REPORT INFORMATION

Date: May 23, 2017
Owner's CM Rep: Alrich Lynch
Electronic Copy:
LDGconsulting.com/MercyPark_2017-05_Report

PROGRESS

See following pages for progress photos.

FRAMING

-) Approximately 90% of the 2nd floor framing was in place, with about 75% and 50% of the 3rd and 4th FLs respectively, during the OAC meeting. Upon visual inspection, the wood material and framing were of a high quality.
-) The few areas where the framer was using an older set of plans in the common areas have been changed.

STRUCTURAL STEEL

-) Steel is in place and the framing in the common areas and the floors above are progressing.

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 nearing completion.

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. We are receiving their reports along with the rest of the team.

Sanitary Sewer Capacity:

We have decided to engage an engineer specifically to design and get approvals from DeKalb Co for the sanitary tank. Based on projected timing for approvals and manufacturing and installing, we should begin design work in the month of June.

Addressing / Plat:

Final Plat was recorded on 4/19/2017.

COMMENTS

Testing:

-) 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:

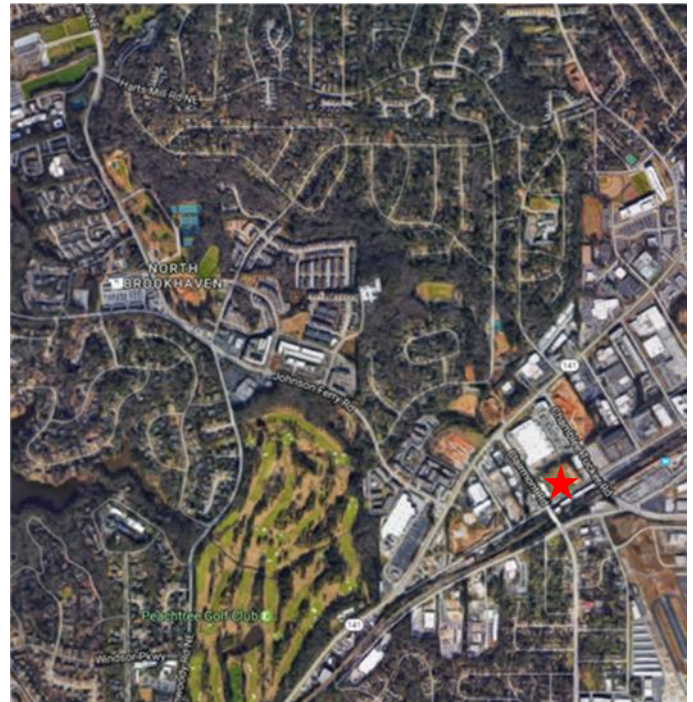
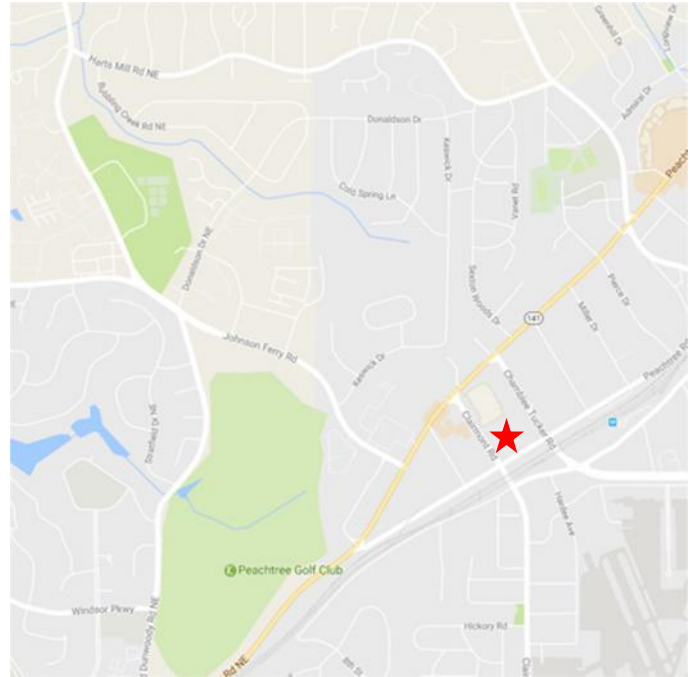
Date: On-going through balance of framing

City of Chamblee or DeKalb County Inspections:

Date: Erosion Control – on-going

Date:

PROJECT LOCATION





COR LOG

SEE FOLLOWING PAGE(S)

SENIOR RESIDENCES AT MERCY PARK

CHANGE ORDER LOG

Prepared: 5/24/2017

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	\$ 51,517.13	0
Total of All Change Types	\$ 51,517.13	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	\$ 3,763.13	0
Projected Contract Value	\$ 9,417,355.13	
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		001	Based on changes to Common Areas
002	Elevator Changes	Owner Requested	002	04/18/17	-	0	R		002	GC used savings from buy-out to cover revision from VE back to original scope
003	Electrical Change from Rev. 2	Owner Requested		05/25/17	\$ 4,249.18	0	P	MHSE	003	Does not include lighting package revision
004	Grading Credit b/c move sprinkler standpipe location	Design / Engineering		05/25/17	\$ (32,754.00)	0	P		003	Also credit for removal of dumpster pad
005	Monument Sign credit	Design / Engineering		05/25/17	\$ (15,000.00)	0	P		003	Since eliminated ground based monument sign, credit back to Owner
006	Plumbing Change from Rev. 1	Owner Requested		05/25/17	\$ 3,300.00	0	P		003	
007	Plumbing / Sanitary Revisions dated 3/10/17	Owner Requested		05/25/17	\$ 4,335.00	0	P		003	
008	Backflow preventer for Trash Chute	Owner Requested		05/25/17	\$ 626.45	0	P		003	Because added trash chute back in
009	Trash Chute	Owner Requested		05/25/17	\$ 35,870.00	0	P	Subcontractor	003	Revise total number based on revised size of chute and accessories, i.e. door size, etc.
010										
Potential Scope Additions										
	Sanitary Sewer Tank	Building Code / LEED			\$ 260,000.00					Installation / turn-key of tank
	Engineering for Sewer Tank	Building Code / LEED			\$ 8,200.00					Design and permitting of engineered tank
					\$ 268,200.00					



PROJECT SCHEDULE

SEE FOLLOWING PAGE(S)

Senior Residences at Mercy Park Development Schedule

ID	Task Name	Duration	Start	Finish	5	4Q16	1Q17	2Q17	3Q17	4Q17	1Q18	2Q18
					S	N	J	M	M	J	S	N
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												
2	Site Work	275 days	Tue 1/3/17	Mon 1/1/18								
11												
12	Building	282 days	Wed 1/18/17	Mon 1/29/18								
54												
55	1st Floor (16 Units)	52 days	Tue 6/13/17	Wed 8/23/17								
84												
85	1st Floor Corridor and Common Area	43 days	Thu 7/6/17	Mon 9/4/17								
114												
115	2nd Floor (21 Units & Common Area)	90 days	Thu 8/17/17	Tue 12/19/17								
145												
146	3rd Floor (21 Units + Common Area)	81 days	Mon 9/11/17	Fri 12/29/17								
177												
178	4th Floor (21 Units + Common Area)	88 days	Thu 10/5/17	Mon 2/5/18								
208												
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								
212	Temp Certificate of Occupancy	1 day	Thu 2/8/18	Thu 2/8/18								
216	Architect/IPM Unit Punch 1st Floor	2 days	Tue 2/6/18	Wed 2/7/18								
217	Architect/IPM Unit Punch 2nd Floor and 3rd Floor	3 days	Thu 2/8/18	Mon 2/12/18								
218	Architect/IPM Unit Punch 4th Floor and Stairwell / Corridor Punch	2 days	Tue 2/13/18	Wed 2/14/18								
219	IPM Move-in	4 days	Thu 2/8/18	Tue 2/13/18								
220	Certificate of Occupancy	1 day	Thu 2/15/18	Thu 2/15/18								
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								



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 THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
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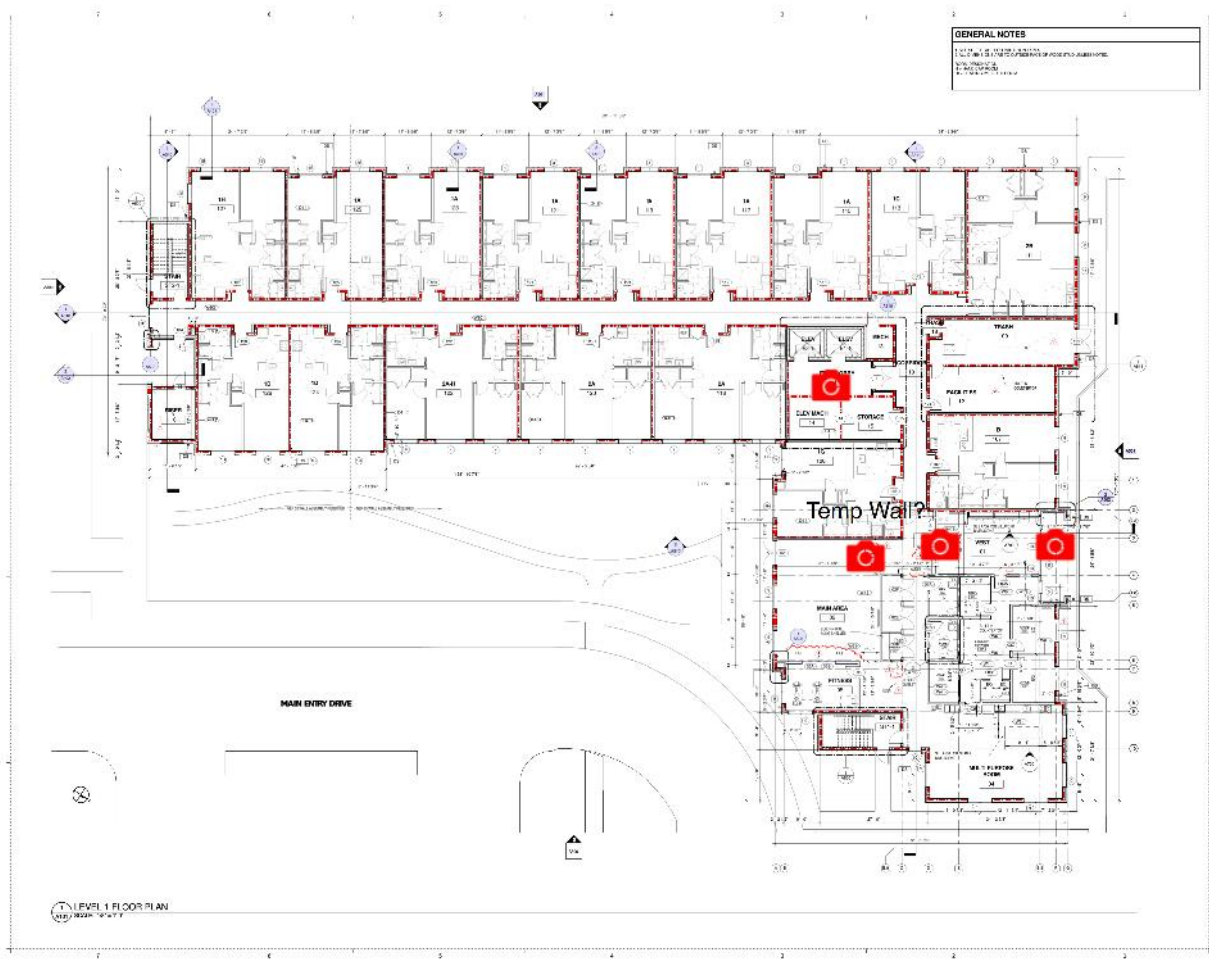
SMITH DALIA
ARCHITECTS
1000 W. 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.SMITHDALIA.COM

14100
MERCY HOUSING
Like to help.

MERCY HOUSING
MERCY PARK
STANDARD FLOOR PLAN
A101 (REV. 03/2023)



A101
FOR CONSTRUCTION



LEVEL 1 FLOOR PLAN
(SEE SHEET A100)



Date Taken: May 23, 2017, 1:26 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group:



Date Taken: May 23, 2017, 1:32 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: May 23, 2017, 1:32 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: May 23, 2017, 1:33 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



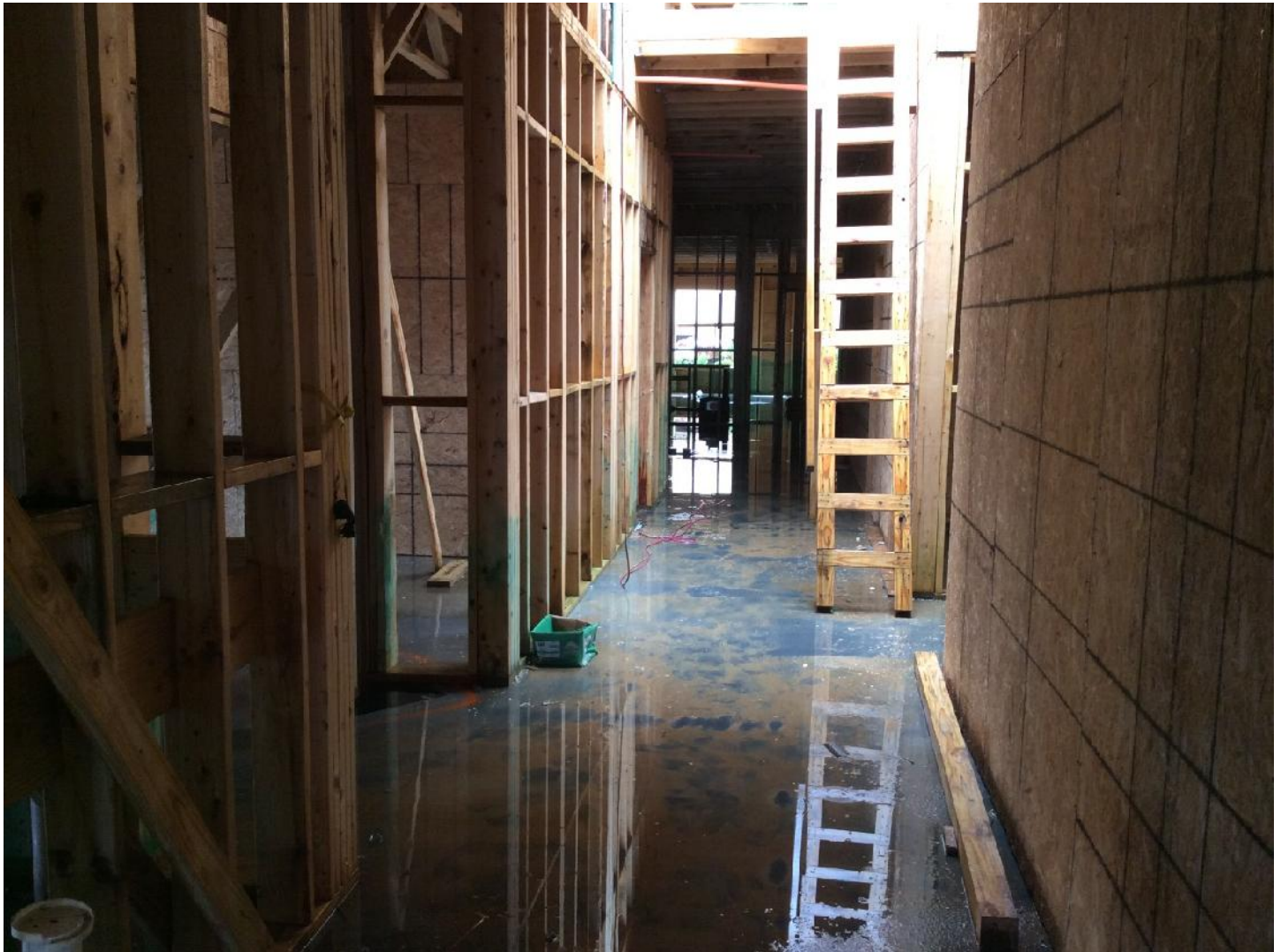
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Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



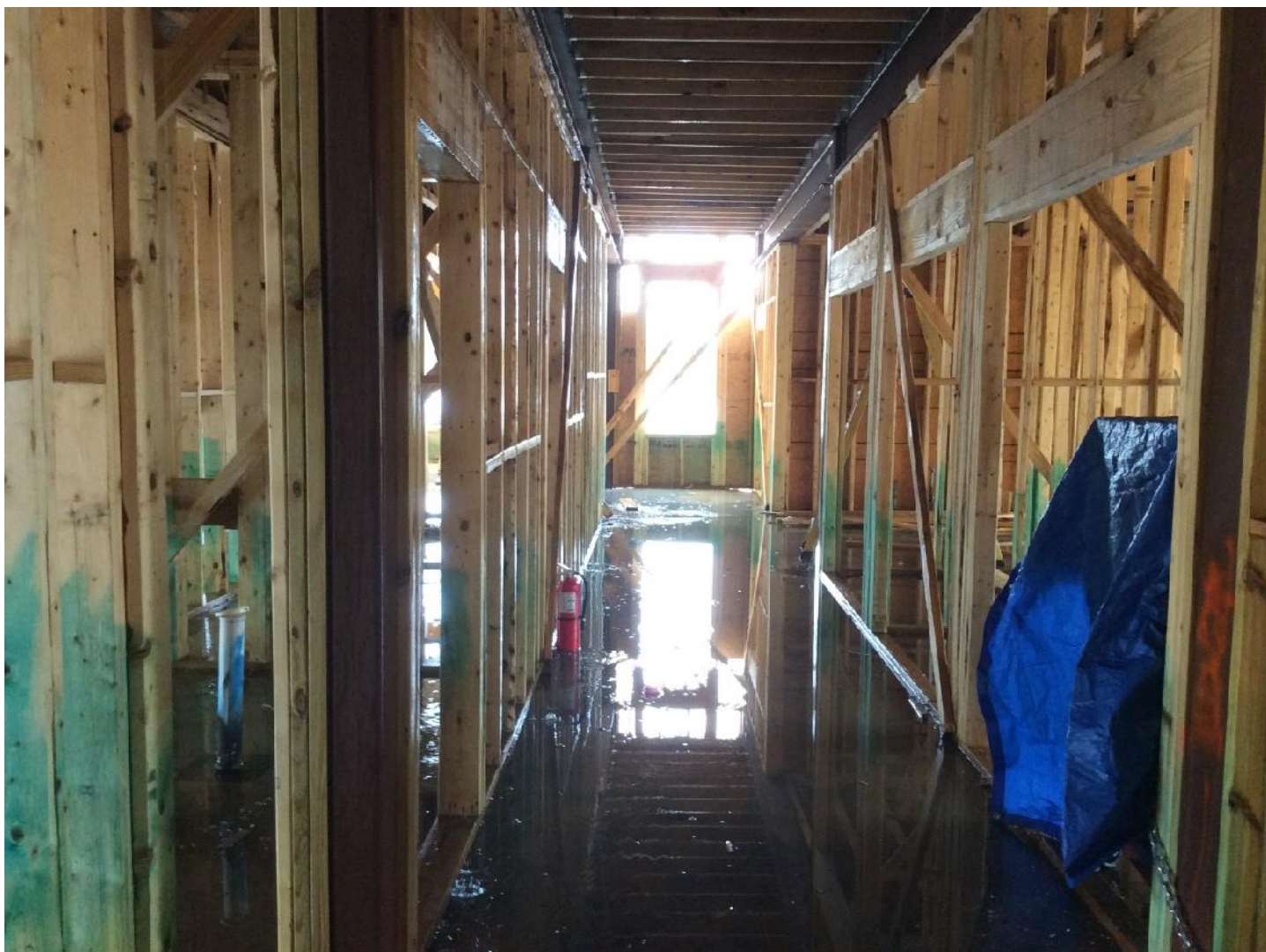
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Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: May 23, 2017, 1:26 PM

Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group:



Date Taken: May 23, 2017, 1:29 PM
Project: Mercy Park
Sheet Name: A101
Sheet Version: Revision #3
Group: Temp Wall?



Date Taken: May 23, 2017, 1:30 PM

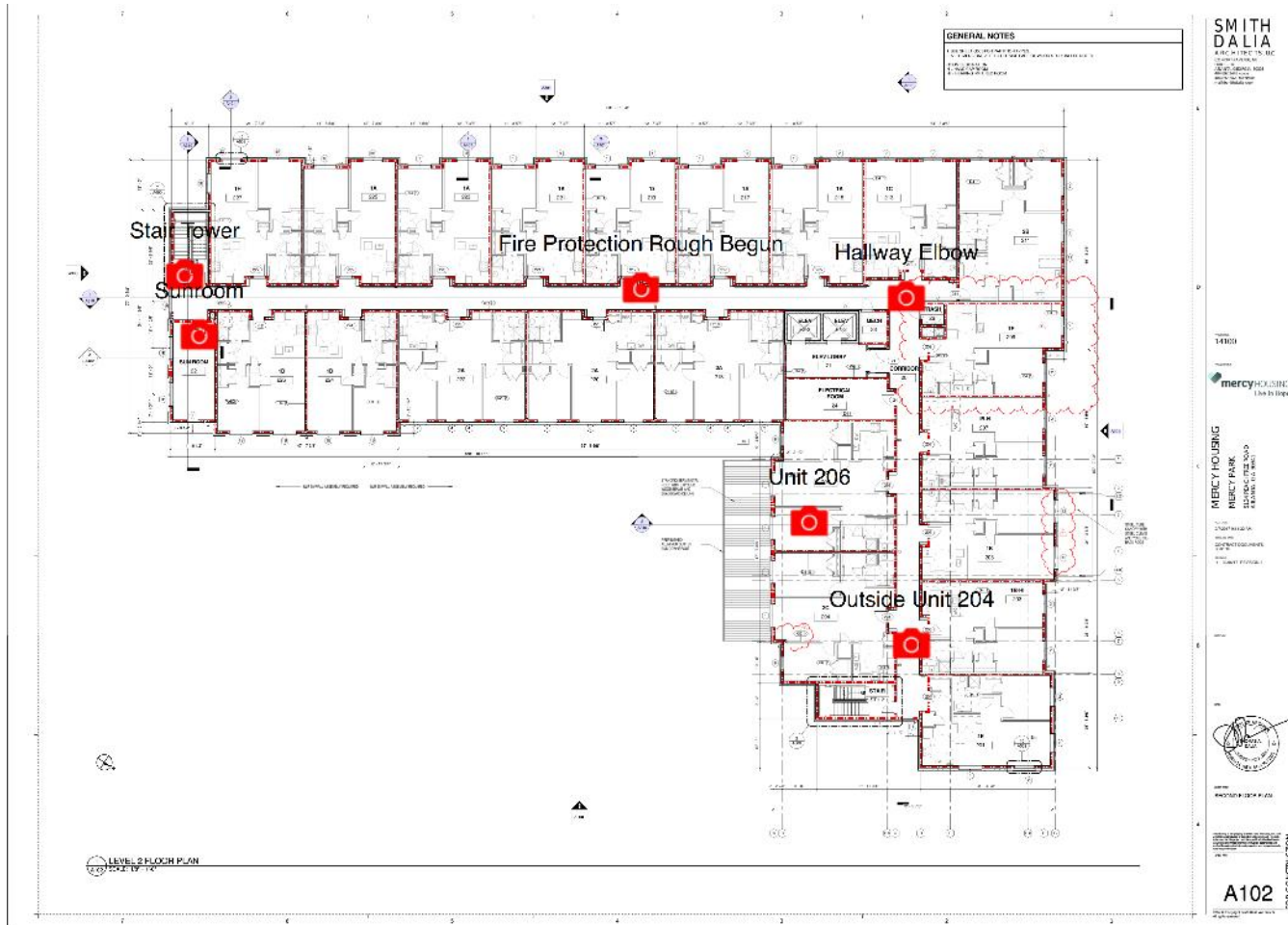
Project: Mercy Park

Sheet Name: A101

Sheet Version: Revision #3

Group: Temp Wall?

Mercy Park – A102 (Revision #1)





Date Taken: May 23, 2017, 1:43 PM

Project: Mercy Park

Sheet Name: A102

Sheet Version: Revision #1

Group: Stair Tower



Date Taken: May 23, 2017, 1:35 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Unit 206



Date Taken: May 23, 2017, 1:36 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Unit 206



Date Taken: May 23, 2017, 1:36 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Unit 206



Date Taken: May 23, 2017, 1:36 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Unit 206



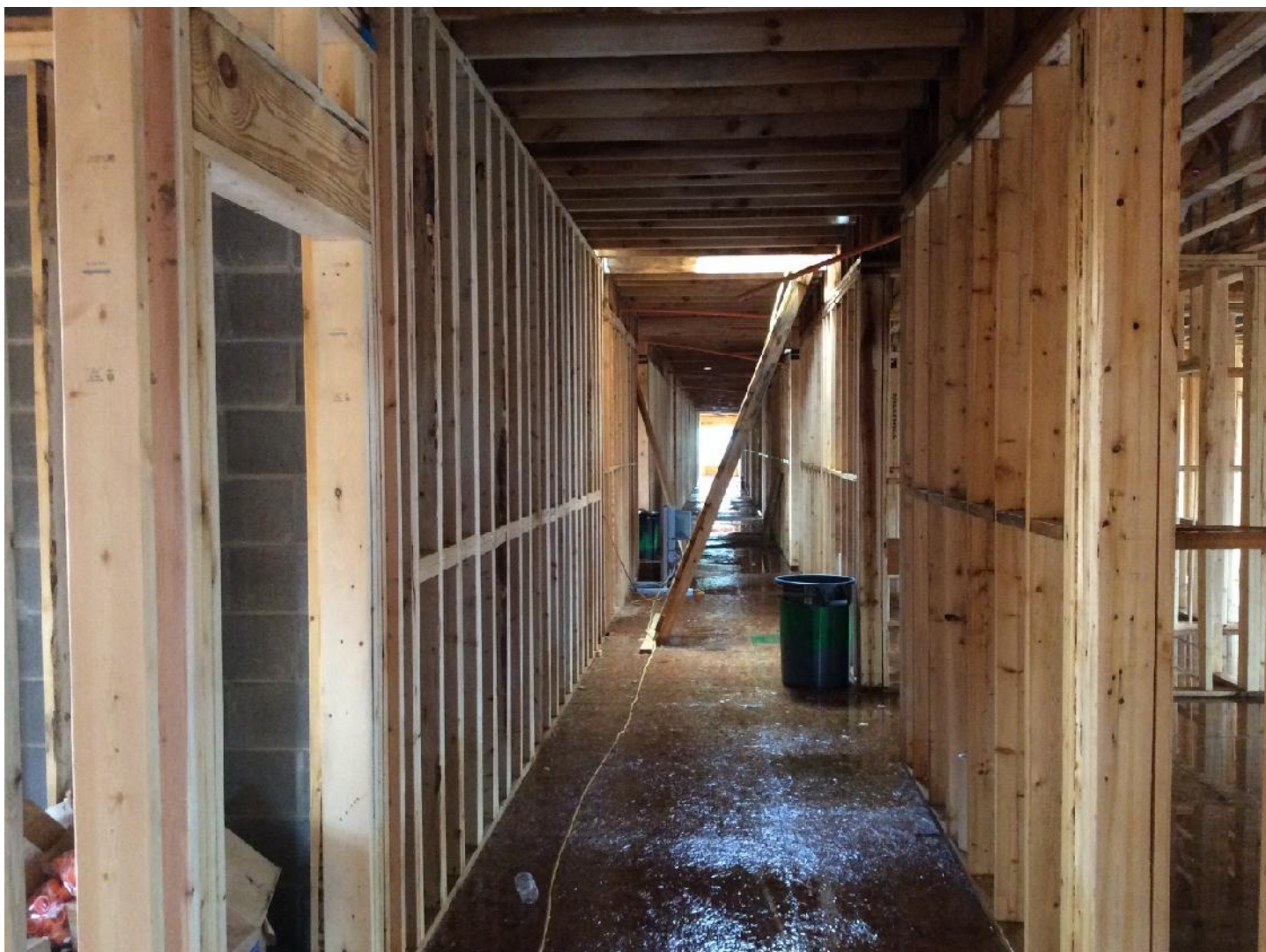
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Project: Mercy Park

Sheet Name: A102

Sheet Version: Revision #1

Group: Unit 206



Date Taken: May 23, 2017, 1:40 PM

Project: Mercy Park

Sheet Name: A102

Sheet Version: Revision #1

Group: Hallway Elbow



Date Taken: May 23, 2017, 1:41 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Hallway Elbow



Date Taken: May 23, 2017, 1:39 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Outside Unit 204



Date Taken: May 23, 2017, 1:39 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Outside Unit 204



Date Taken: May 23, 2017, 1:39 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Outside Unit 204



Date Taken: May 23, 2017, 1:39 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Outside Unit 204



Date Taken: May 23, 2017, 1:43 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Sunroom



Date Taken: May 23, 2017, 1:42 PM
Project: Mercy Park
Sheet Name: A102
Sheet Version: Revision #1
Group: Fire Protection Rough Begun