

# 1.0 Executive Summary

## Executive Summary Progress Report

### Project Updates:

#### Ponce IDP Project Schedule

- Parking Renovation - Schedule submitted to Grady/JLL on July 27, 2021 completion scheduled for December 01, 2021
- Interior Renovation -
  - Phase 2 - Level 4 scheduled to complete October 28, 2021
  - Phase 2 - Level 3 scheduled to complete January 11, 2021
  - Phase 3 - Levels 2 & Patio Interior Renovation on June 6, 2022 and August 16, 2022, respectively.

#### Cost Management

- Brasfield & Gorrie Pay App #7 (May 2021) is currently being processed by Grady.
- Brasfield & Gorrie Pay App #8 (June 2021) has been approved and payment has been sent.
- Brasfield & Gorrie Pay App #9 (July 2021) was submitted on August 13, 2021. Grady and JLL are currently reviewing.
- A meeting was scheduled on August 17, 2021 to review all open Change Order Requests (CORs #28 - 45) with Grady and JLL. Change Orders #28 - 44 were approved by Grady/JLL, totaling \$72,462. Change Order #45 is currently in review.

#### Phase I - Parking Renovation Construction Update

- Phase I construction began on August 2, 2021 excavating the underground storm and detention vault on the southside of Phase I. Vault installed on August 06, 2021.
- Phase I scheduled to complete September 09, 2021.

#### Interior Renovation - Construction Update

- The final inspection for the Phase IA - Elevator is scheduled to be on September 4, 2021.
- Doors and hardware material are planned to be delivered the first week of September 2021 for levels 3 & 4.
- Brasfield & Gorrie is currently hanging drywall and installing overhead plumbing piping on level 4.
- Brasfield & Gorrie is currently hanging drywall studs, installing blocking, and continuing installation of MEP overhead piping/in wall Rough ins Level 3.
- Brasfield & Gorrie has scheduled an in-wall inspection on August 25, 2021, to complete the second side drywall installation on level 3.

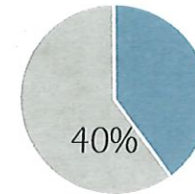
## Current Project Status:



### Project Status

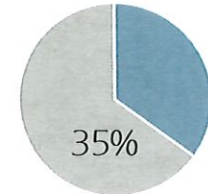


#### Phase I - Parking Renovation Construction



■ Completed ■ To Be Completed

#### Phase 2 (Levels 3 & 4) - Interior Renovation



### Upcoming Milestones

\*Tentative date



Milestones	Planned Start	Planned Finish	Actual Start	Projected Finish
Phase I to 5 - Parking Lot Renovation	8/2/2021	12/1/2021	8/2/2021	*12/1/2021
Phase 2 Interiors - 3rd Floor Overhead MEP Piping Installation	8/23/2021	8/27/2021	N/A	N/A
Phase 2 Interiors - 3rd Floor Hang & Finish Drywall	8/26/2021	9/9/2021	N/A	N/A
Phase 2 Interiors - 4th Floor Hang & Finish Drywall	8/11/2021	8/24/2021	8/11/2021	*8/24/2021
Phase 2 Interiors - 4th Floor Casework Installation	9/22/2021	9/28/2021	N/A	N/A

### ! Project Risks (see section 5.0 for Risk Log)

- Permit Submission (Civil Package): The City of Atlanta is currently reviewing and providing comments to the Civil Package to Long Engineering. Civil Permit has yet to be issued which has halted all underground utilities tie-in on North Avenue which will affect the project schedule. Brasfield & Gorrie and JLL are currently both communicating with the COA Watershed to expedite the review process.
- Long Lead Material: Brasfield & Gorrie notified Grady/JLL that any changes in casework and medical equipment could potentially impact the project schedule due to material production.

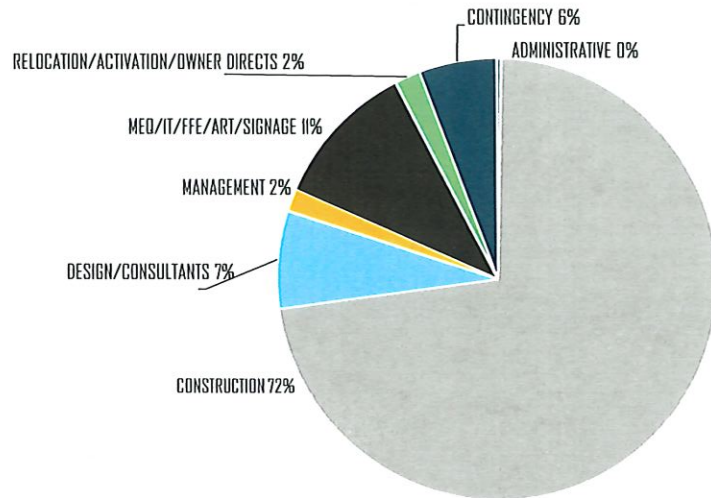
### Look - Ahead (30 days):

- Begin excavating and installing underground electrical conduit
- Begin installing concrete curbs and gutters
- Begin site grading
- Begin installation of asphalt paving
- Begin installing ceiling tile on level 3 & 4
- Begin prime paint walls on level 4
- Begin installation of hard tile on level 3
- Underground utilities tie-in on North Avenue

# 2.0 Budget Overview - Budget and Variance Report - July & August 2021



Project Budget Allocations (as of 08/24/2021)

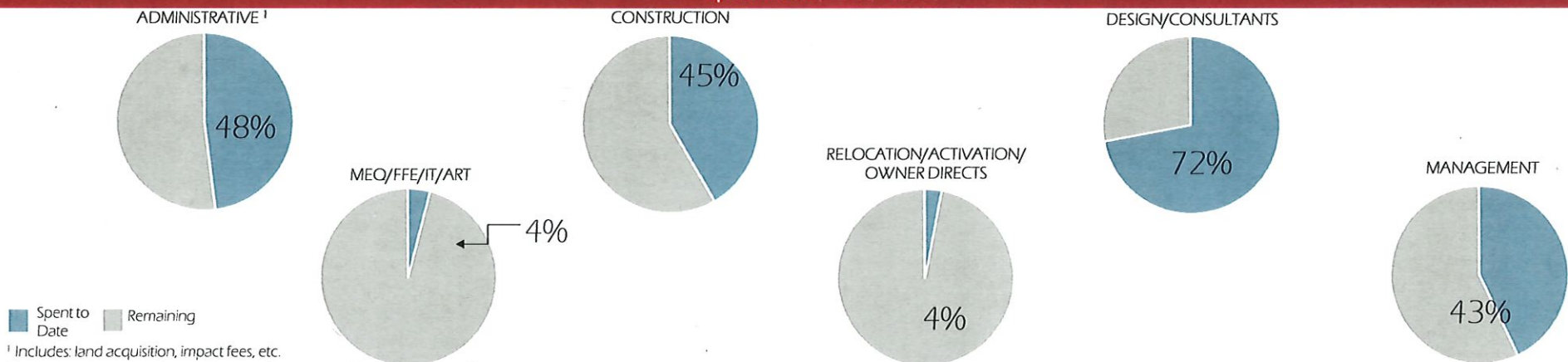


eBuilder - Budget & Cost Report (as of 08/24/2021)

Variance Report	
CURRENT BUDGET	SPEND TO DATE
ADMINISTRATIVE <sup>1</sup>	
\$ 110,000	\$ 53,244
CONSTRUCTION <sup>3</sup>	
\$ 25,383,780	\$ 11,539,471
DESIGN/CONSULTANTS	
\$ 2,500,000	\$ 1,802,080
MANAGEMENT	
\$ 580,000	\$ 250,356
MEQ/IT/FFE/Art	
\$ 3,774,659	\$ 174,405
RELOCATION/ACTIVATION/OWNER DIRECTS	
\$ 665,000	\$ 19,011
BUDGET RECONCILIATION	
\$ -	\$ -
CONTINGENCY	
\$ 1,986,561	\$ 3,383,780
TOTAL	
\$ 35,000,000	\$ 13,838,567

\*Contingency Reconciliation is currently in progress

Spend to Date<sup>2</sup> (as of 08/24/2021)



<sup>1</sup> Includes: land acquisition, impact fees, etc.

<sup>2</sup> Percentage Based on Current Budget - Percentages May Not Increase Monthly due to Change Orders



## Progress Photographs

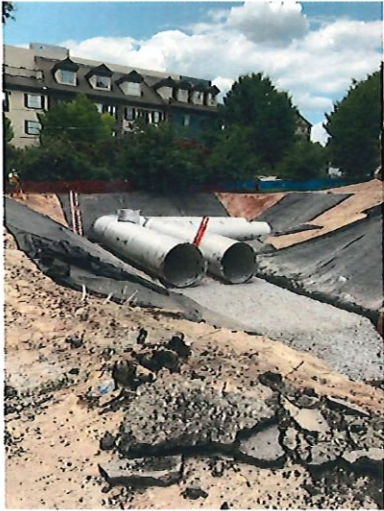


Photo #1: Installation of stormwater detention vaults



Photo #2: Installation of stormwater detention vaults



Photo #3: Backfilling stormwater detention vaults



Photo #4: Installation of metal studs and overhead MEP piping at level 3



Photo #5: Installation of drywall on level 3



Photo #6: Installation of metal studs and blocking on level 3

## Progress Photographs



Photo #7: Installation of drywall on level 4



Photo #8: Installation and finishing of drywall on level 4



Photo #9: Installation and finishing of drywall on level 4



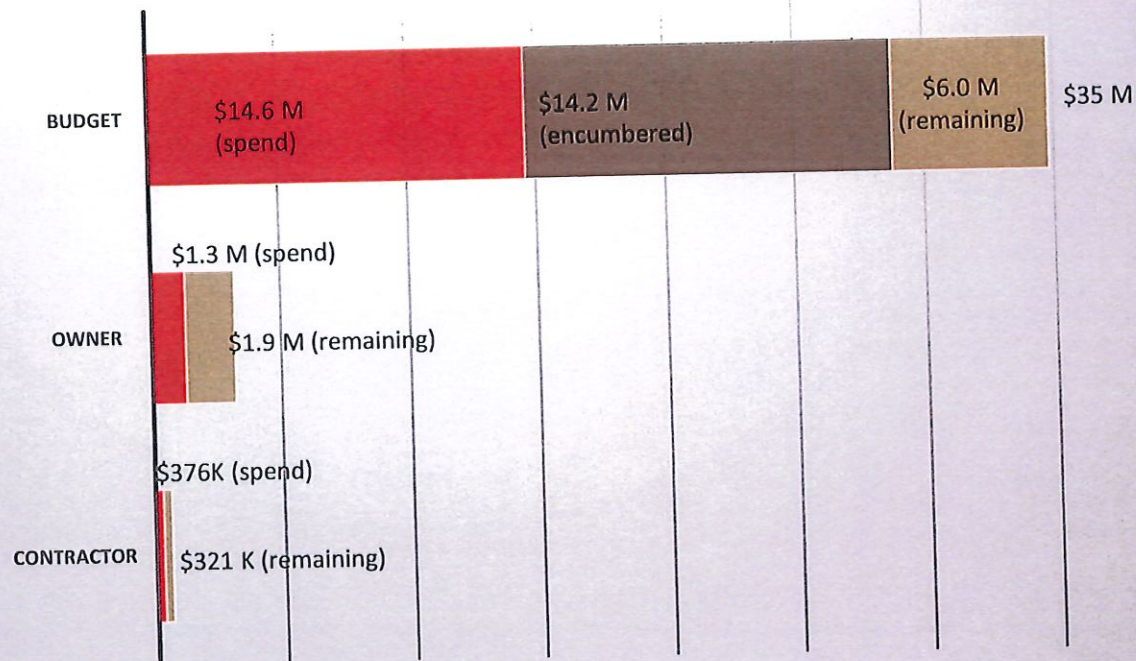
# Updates Since July Meeting

## IDP

- **Budget** – IDP remains on budget for \$35 M. Contingency has been required for unforeseen issues with the power upgrade.
- **Schedule** –Phase 2 (floors 3 and 4) is underway. Risks identified related to delays in permitting. The team is escalating as possible.
- **DSSP** – Diversity plan decreased to 38.7% with recent assignment of spend. Current actual is 44.3%.
- **Equipment** – Equipment procurement is underway for Phase 2 with no major changes.

# IDP Update

## IDP Financial Status





# IDP MWBE Spend

- MWBE target is 20%
- Brassfield Gorrie's plan has decreased to 38.8% spend with MWBE suppliers
  - 81.87% of professional services
  - 32.98% of construction services
- Actual to date is 44.4%

Category	Contract Amount	Planned MWBE Contract Amount	Planned MWBE Goal Percentage	Actual Contract Amount Paid To Date	Actual MWBE Amount Paid To Date	Actual MWBE Percentage To Date
Darden Company	\$ 536,530.00	\$ 129,600.00	20%	\$ 249,532.44	\$ 62,400.00	25.01%
Moody Nolan	\$ 2,302,467.00	\$ 2,302,467.00	100%	\$ 1,800,280.00	\$ 1,800,280.00	100.00%
JLL	\$ 280,000.00	\$ 84,000.00	30%	\$ -	\$ -	0%
Contour	\$ 47,500.00	\$ 47,500.00	100%	\$ 13,675.75	\$ 13,675.75	100.00%
Red Iron	\$ 158,250.00	\$ 158,250.00	100%	\$ 141,250.00	\$ 141,250.00	100.00%
<b>Total IDP Professional Services</b>	<b>\$ 3,324,747.00</b>	<b>\$ 2,721,817.00</b>	<b>81.87%</b>	<b>\$ 2,204,738.19</b>	<b>\$ 2,017,605.75</b>	<b>91.51%</b>
Brasfield and Gorrie	Contract Amount	Planned MWBE Contract Amount	Planned MWBE Goal Percentage	Actual Contract Amount Paid To Date	Actual MWBE Amount Paid To Date	Actual MWBE Percentage To Date
<b>IDP Pre Construction</b>						
	\$ 124,000.00	\$ 43,760.00	35.29%	124,000.00	\$ 43,760.00	35.29%
<b>Total Pre Construction Services</b>	<b>\$ 124,000.00</b>	<b>\$ 43,760.00</b>	<b>35.29%</b>	<b>124,000.00</b>	<b>\$ 43,760.00</b>	<b>35.29%</b>
<b>IDP Construction</b>						
WebMeyer General Conditions/Fee	\$ 709,068.00	\$ 709,068.00	100.00%	\$ 165,352.00	\$ 165,352.00	100%
WebMeyerHard Tile, Resilient Flooring, Pair	\$ 1,367,755.00	\$ 1,367,755.00	100.00%	\$ 202,058.00	\$ 202,058.00	100%
Plumbing/HVAC / McKenneys	\$ 5,988,000.00	\$ 740,360.00	12.36%	\$ -	\$ -	
Electrical/ Uptime	\$ 4,861,705.00	\$ 4,861,705.00	100.00%	\$ 2,350,850.00	\$ 2,350,850.00	100.00%
Dixie Roofing	\$ 462,950.00	\$ 462,950.00	100.00%	\$ 386,690.50	\$ 386,690.50	100.00%
IDP Construction spend without Tier II	\$ 11,305,999.00			\$ 6,195,341.38		
<b>Total IDP Construction</b>	<b>\$ 24,695,477.00</b>	<b>\$ 8,141,838.00</b>	<b>32.97%</b>	<b>\$ 9,300,291.88</b>	<b>\$ 3,104,950.50</b>	
<b>Total IDP Blended Construction Scorecard</b>	<b>\$ 24,819,477.00</b>	<b>\$ 8,185,598.00</b>	<b>32.98%</b>	<b>\$ 9,424,291.88</b>	<b>\$ 3,148,710.50</b>	<b>33.41%</b>
<b>Total IDP Spend Available for Diversity</b>	<b>\$ 28,144,224.00</b>	<b>\$ 10,907,415.00</b>	<b>38.76%</b>	<b>\$ 11,629,030.07</b>	<b>\$ 5,166,316.25</b>	<b>44.43%</b>

# CP and IDP Schedules

- Updated spend schedule

CASS Schedule	2016	2018					2019					2020					2021					2022					2023																			
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Architect Selection																																														
Concept Design																																														
Schematic Design																																														
CON																																														
Project Manager Selection																																														
Design Development																																														
GMP Contract 100% Design Dev.																																														
Construction Documents																																														
Pricing																																														
Bidding																																														
Final Bidding																																														
Construction																																														
Board Meeting Approvals		*				*																																								

IDP Schedule	2016	2018					2019					2020					2021					2022					2023																			
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
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Project Manager Selection																																														
Design Development																																														
Construction Documents																																														
Construction																																														
Board Meeting Approvals																*		*																												

Bed Schedule	2016	2018					2019					2020					2021					2022					2023																			
		A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
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Estimated Expenditure by Project & Date	2016	2018	2019	2020	2021	2022	2023
CASS Expenditures	7.5	1.7	14.9	40.5	94.0	63.50	0
CASS Cumulative Spend	7.5	1.7	17.9	5.4	27.5	6.00	5
IDP Expenditures			0.5	1.0	6.0	6.00	6
IDP Cumulative Spend			0.5	3.00	11.1	0.50	9.5
Beds Expenditures							10
Total	7.5	1.7	15.4	46.0	106.0	85.50	15



# CP IDP Funding Updates

- Bond/funding agreement with IDP
  - DeKalb funding process is in place with quarterly payments
  - Fulton is progressing with reopening bond
- New Markets Tax Credits
  - IDP project is included in a number of applications, and we have responded to further questions from interested CDEs
  - Announcement of allocations has been delayed until mid-September; the team still expects an end of year close