

Brookhaven City Hall Project Update

May 1st, 2023 – May 31st, 2023



Brookhaven City Hall

Progress Update

- 100% DD set was established by Sizemore Group on 5/08. The design set was then distributed to the CMAR to review and produce a final estimate.
- A design page turn meeting was held 5/15 between CMAR, Sizemore Group, and CPS.
 - This meeting was intended to establish all questions, comments, and concerns that the CMAR team had with the 100% DD set. As well as to provide additional VE items.
 - Following this meeting, the M/B team provided Sizemore Group with a RFI Log that would be used to resolve any open items.
- Underground parking is potentially being viewed as a VE item.
- CMAR to provided a cost update for a non-parking structure alternative. (~\$6.2M deduct) but was heavily caveated as updated drawings are required to finalize cost impacts
- Sizemore Group to provide their updated budget, via a third-party estimator, on 5/26. (received 5/30)
- A plan reconciliation meeting will be held 6/7 between Sizemore Group (Palacio), CPS, and CMAR to reconcile any budget differences .
 - CPS has concerns with the process by which budget and drawing development are being executed
 - Significant decisions (underground parking removal) are being made based off ROM Budget numbers – removing the parking is not an issue, we just want to be certain, we can confirm costs and schedule impacts, which can not be done without completed drawings
 - There are now drawings or specifications to support the new direction, causing budget and schedule concerns

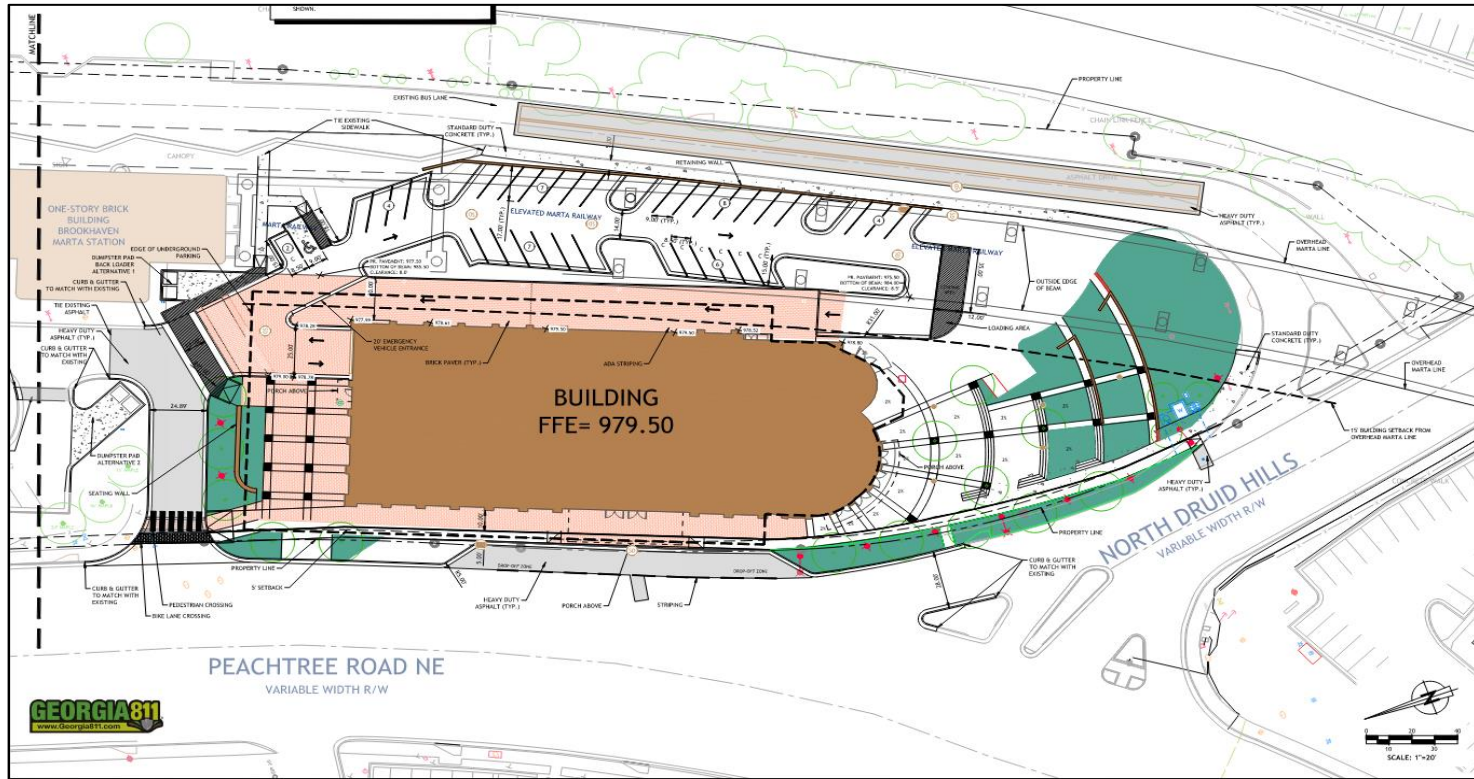
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Progress Update Cont'd

- **CMAR and MARTA discussed a current scope overlap associated with MARTA paving and City Hall sewer line replacements in MARTA parking lot.**
 - **Further methods of resolving are pending MARTA internal meeting.**
- **GEOTECH Report for groundwater/soil sampling is currently under review.**
- **MES Line Relocation mobilization is scheduled to begin late May and to be completed by in August.**
- **Jobsite trailer, parking, and laydown area license agreement is currently being reviewed by MARTA's legal team.**
- **Design update and budget confirmation presentation to the City of Brookhaven is scheduled for 6/13.**
 - **As needed one-on-one meetings with City Council members will take place between 6/14-6/27**
 - **City Council presentation for approval planned for 6/28**
- **Still awaiting MARTA parking lot use authorization**

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Site Plan



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Design Milestone Schedule

| Design Development | | 100 | 25-Jan-23 A | 13-Jun-23 |
|------------------------|--|-----|-------------|-------------|
| DD-1000 | DD Deliverable and Early Release Package | 35 | 25-Jan-23 A | 15-Mar-23 A |
| DD-1040 | 50% DD Pricing | 20 | 15-Mar-23 A | 17-Apr-23 A |
| DD-1030 | DD City Council Review and Comments | 10 | 15-Mar-23 A | 28-Mar-23 A |
| DD-1090 | Finalize DD Deliverable | 25 | 15-Mar-23 A | 09-May-23 A |
| DD-1020 | DD Presentation to City Council | 0 | | 28-Mar-23 A |
| DD-1200 | Finalize 100% DD Drawings | 4 | 03-Apr-23 A | 09-May-23 A |
| DD-1110 | 50% DD Value Engineering | 3 | 17-Apr-23 A | 21-Apr-23 A |
| DD-1180 | Finalize VE Items and Pricing (50% Set) | 4 | 24-Apr-23 A | 28-Apr-23 A |
| DD-1190 | Final Acceptance of VE Items (On 50% Set) | 0 | | 28-Apr-23 A |
| DD-1010 | LDP Package Deliverable (Incl. with 100% DDs) | 0 | | 09-May-23 A |
| DD-1130 | 100% DD Package Deliverable | 0 | | 09-May-23 A |
| DD-1140 | 100% DD Package Pricing | 15 | 10-May-23 A | 01-Jun-23 |
| DD-1150 | 100% DD Estimate & Early Release Package Review / VE | 5 | 02-Jun-23 | 08-Jun-23 |
| DD-1160 | Finalize DD Pricing Package | 0 | | 09-Jun-23 |
| DD-1170 | 100% DD Estimate & Early Release Package Deliverable | 0 | | 12-Jun-23 |
| DD-1100 | 100% DD City Council Approval | 0 | | 13-Jun-23 |
| Early Release Package | | 68 | 15-Mar-23 A | 12-Jul-23 |
| DSGN-50 | Issue Early Release Documents - 3/14 | 0 | | 15-Mar-23 A |
| DSGN-60 | Early Release Sub Bid Period and Package Development | 25 | 16-Mar-23 A | 01-Jun-23 |
| DSGN-120 | Early Release Trade Partner Recommendations | 0 | | 01-Jun-23 |
| DSGN-90 | Early Release Draft Package Review | 5 | 02-Jun-23 | 08-Jun-23 |
| DSGN-100 | Early Release Finalize Package | 0 | | 09-Jun-23 |
| DSGN-110 | Early Release Final Package Deliverable | 0 | | 12-Jun-23 |
| DSGN-130 | Early Release Approval by City of Brookhaven | 0 | | 13-Jun-23 |
| DSGN-140 | Early Release Subcontractor Buyout | 20 | 14-Jun-23 | 12-Jul-23 |
| Construction Documents | | 102 | 10-May-23 A | 03-Nov-23 |
| CD-1000 | 100% CD Design Deliverable / GMP Set | 62 | 10-May-23 A | 10-Aug-23 |
| CD-1010 | 100% CD Permit Set | 0 | | 10-Aug-23 |

Structured parking deletion has potential to delay construction start, for drawings to be updated / budget confirmation

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Construction Milestone Schedule

| | | | | |
|--------------------------|-----------------------------------|-----|-------------|-------------|
| Executive Summary | | 623 | 08-Nov-22 A | 06-May-25 |
| ES - 1000 | Preconstruction | 195 | 08-Nov-22 A | 03-Nov-23 |
| ES - 1020 | Total Project Duration - CAL DAYS | 558 | 27-Oct-23 | 06-May-25 |
| ES - 1010 | Sitework Duration | 20 | 27-Oct-23 | 27-Nov-23 |
| ES - 1030 | Structure Duration | 135 | 25-Jan-24 | 02-Aug-24 |
| ES - 1040 | Interior Build Out Duration | 212 | 08-Jul-24 | 06-May-25 |
| ES - 1050 | Certificate of Occupancy | 0 | | 06-May-25 |
| Preconstruction | | 462 | 25-Oct-22 A | 19-Aug-24 |
| PRECON-10 | RFQs Due 4:00PM EST | 0 | 25-Oct-22 A | |
| PRECON-20 | RFQ Finalists Selected | 0 | 28-Oct-22 A | |
| PRECON-30 | Presentations & Interview | 2 | 03-Nov-22 A | 04-Nov-22 A |
| PRECON-40 | Brookhaven City Council Meeting | 0 | 08-Nov-22 A | |

Structured parking deletion has potential to reduce overall construction timeline, to be confirmed when updated drawings are completed.

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MES Line Relocation Schedule

| Preconstruction | | 78 | 20-Mar-23 A | 16-Jun-23 |
|------------------------|---|----|-------------|-------------|
| P1010 | Design | 45 | 20-Mar-23 A | 16-Jun-23 A |
| P1030 | MARTA Power Review | 15 | 28-Apr-23 A | 17-May-23 |
| P1160 | MARTA 100% Drawings Power Submission | 0 | | 28-Apr-23 A |
| P1220 | 60% Drawing Review by Marta | 10 | 06-Apr-23 A | 10-Apr-23 A |
| P1230 | 100% Drawings | 20 | 11-Apr-23 A | 26-Apr-23 A |
| P1040 | Approval / Release McCarthy for Construction | 0 | | 19-May-23 |
| Procurement | | 30 | 06-Mar-23 A | 28-Apr-23 A |
| A1000 | Expansion Joint Couplings | 30 | 06-Mar-23 A | 28-Apr-23 A |
| A1010 | Conduit | 20 | 03-Apr-23 A | 05-Apr-23 A |
| A1020 | 25KV Cable | 15 | 06-Mar-23 A | 28-Apr-23 A |
| Construction | | 50 | 08-May-23 A | 31-Jul-23 |
| C1000 | Block off Construction Area | 10 | 08-May-23 A | 26-May-23 |
| C1020 | Scan Existing Structure | 2 | 30-May-23 | 31-May-23 |
| C1010 | Mobilize | 1 | 30-May-23 | 30-May-23 |
| C1030 | Install Electrical Supports/Conduit | 21 | 31-May-23 | 28-Jun-23 |
| C1090 | Install Pull Box at Column P2L | 2 | 31-May-23 | 01-Jun-23 |
| C1080 | Install J-Box at Traction Power Substation | 2 | 29-Jun-23 | 30-Jun-23 |
| C1050 | GA Power Prepare for Disconnect of Circuits Feeding Brookhaven Station | 4 | 05-Jul-23 | 10-Jul-23 |
| C1060 | MARTA EP&E Install Jumpers on Third Rail to Isolate Brookhaven TPSS | 4 | 05-Jul-23 | 10-Jul-23 |
| C1040 | Prepare Temporary Generator for Outages | 4 | 07-Jul-23 | 10-Jul-23 |
| C1070 | OUTAGE #1 - Station Transition to Generator Power | 1 | 10-Jul-23* | 10-Jul-23 |
| C1100 | Install New 25KV Cable between Splicing Vault #50 & Splicing Vault #51 | 8 | 11-Jul-23 | 20-Jul-23 |
| C1110 | OUTAGE #2 | 4 | 21-Jul-23 | 24-Jul-23 |
| C1120 | Hipot Newly Installed Cable | 1 | 21-Jul-23 | 21-Jul-23 |
| C1130 | Splice Cables inside Splicing Vault #50 and #51 | 2 | 21-Jul-23 | 22-Jul-23 |
| C1140 | Energize New Cables | 1 | 23-Jul-23 | 23-Jul-23 |
| C1180 | Marta Splice Inspection | 1 | 23-Jul-23 | 23-Jul-23 |
| C1150 | Remove Existing 25KV Cable from Splicing Vault #50 & #51 (TBD on if Station Outage is Required) | 4 | 24-Jul-23 | 27-Jul-23 |
| C1160 | Demobilize | 2 | 28-Jul-23 | 31-Jul-23 |

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Budget Summary Report - This assumes change orders are approved for \$60M budget

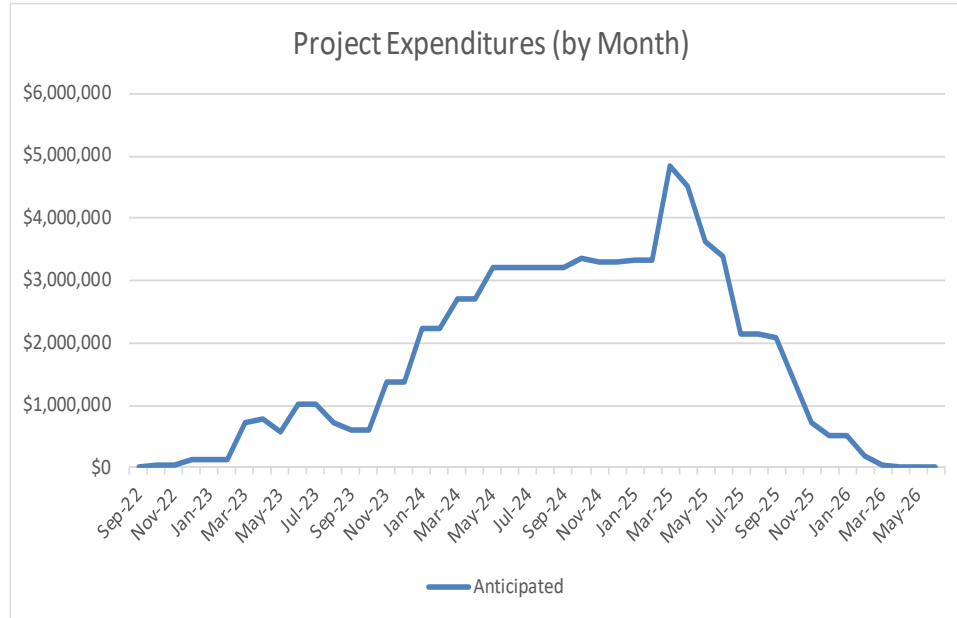
| Service | Current Budget | Current & Pending Commitments | Budget Remaining | Paid Amounts | Remaining to be Paid |
|---|-------------------------|-------------------------------|-------------------------|------------------------|------------------------|
| A. Construction | \$ 61,400,000.00 | \$ 343,609.00 | \$ 61,056,391.00 | \$ 323,726.30 | \$ 19,882.70 |
| B. Project Oversight | \$ 1,626,000.00 | \$ 1,220,400.00 | \$ 405,600.00 | \$ 177,500.00 | \$ 1,042,900.00 |
| C. Design Services | \$ 4,475,556.28 | \$ 3,389,626.76 | \$ 1,085,929.52 | \$ 1,309,485.48 | \$ 2,080,141.28 |
| D. Furniture, Fixtures & Equipment | \$ 4,650,000.00 | \$ - | \$ 4,650,000.00 | \$ - | \$ - |
| E. Testing, Surveys, Etc. | \$ 1,128,000.00 | \$ 42,410.00 | \$ 1,085,590.00 | \$ 40,460.00 | \$ 1,950.00 |
| F. Other (Permitting, Water/Sewer Fees) | \$ 300,000.00 | \$ 45,100.00 | \$ 254,900.00 | \$ - | \$ 45,100.00 |
| G. Owner's Contingency | \$ 4,420,443.72 | \$ - | \$ 4,420,443.72 | \$ - | \$ - |
| TOTAL | \$ 78,000,000.00 | \$ 5,041,145.76 | \$ 72,958,854.24 | \$ 1,851,171.78 | \$ 3,189,973.98 |

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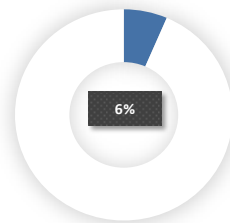
Amendment Log

| Amendment No. | Vendor | Description | Status | Cost | Execution Date |
|---------------|----------------|-------------------------------------|----------|---------------|----------------|
| 1 | Sizemore Group | Survey Related Work | approved | \$ 13,225.00 | 12/1/2022 |
| 2 | Sizemore Group | GDOT Evaluation | approved | \$ 43,930.00 | 12/7/2022 |
| 3 | Sizemore Group | Environmental Noise Survey | approved | \$ 6,200.00 | 3/6/2023 |
| 4 | Sizemore Group | Foundation Exploration | approved | \$ 4,600.00 | 3/6/2023 |
| 5 | Sizemore Group | Energy Modeling | pending | \$ 111,601.28 | 4/11/2023 |
| 6 | Sizemore Group | Scope Change to \$60M and 58,600 SF | pending | \$ - | |

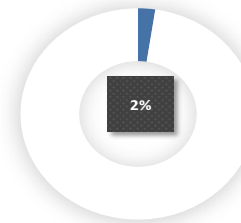
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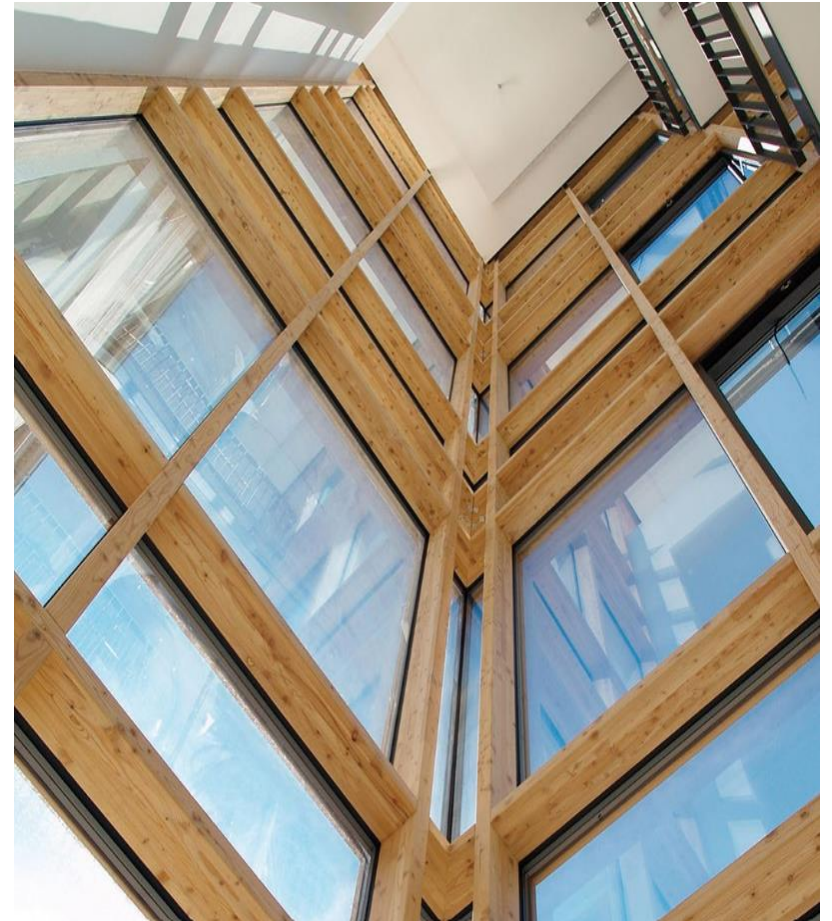
Percent of Current Budget Committed/Encumbered



Percent of Current Budget Spent



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