

# Brookhaven City Hall Project Update

August 1<sup>st</sup>, 2023 – August 31<sup>st</sup>, 2023



# Brookhaven City Hall

## Progress Update

- **MARTA has agreed that the proposed option of running the sewer line from the building to Dresden without any connection to MARTA's line is acceptable.**
  - **This option would cause potential impacts to MARTA's paving plan to use the south parking area for ADA parking.**
  - **McCarthy Barnsley Joint Venture is currently exploring options with the paving contractor to minimize the impacts to the paving operation.**
- **8/24 meeting with MARTA and McCarthy Barnsley Joint Venture (M/B), and FIDES to discuss the crane safety and logistics.**
  - **MARTA provided basic parameters and communication requirements during crane use when loads are moving/swinging within the setback or (25') near the tracks.**
  - **Managing of the loads traveling on the east side of the building near tracks will be critical.**
- **LEED & WELL coordination is ongoing.**
- **The project's commissioning agent has been brought onboard and has currently conducted their design review for plumbing, mechanical, and electrical. All comments have been provided to Sizemore Group to incorporate into their design and LEED certification requirements.**
- **The 50% CD set is scheduled to be released on 8/31 for review.**
- **Logistics planning and coordination for the groundbreaking ceremony is ongoing.**
- **Design Team (SIZEMORE) issue the 50% CD Drawings on 8/31 as scheduled. The McCarthy Barnsley Contractor team is reviewing the documents to get them ready to provide them to the trade contractor market to receive bids for the next set of work packages.**

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## Progress Update Cont.

- FF&E provider is currently coordinating with vendors that are capable of meeting the project's LEED & WELL requirements. FF&E will be critical in the project's ability to meet LEED & WELL requirements.
- MARTA has closed all SD documents comments and has reviewed and commented on the 100% DD document set.
  - Sizemore Group to account for all comments made and make the appropriate changes.
- The MES line relocation work is complete. Formal acceptance of work has been received from MARTA.
- A trade outreach meeting will be held 8/31 to inform and bring in outside interest for the remaining scopes that need to be procured.
  - See images from event on slide 10.
- A meeting was held between FIDES, Sizemore Group, City of Brookhaven, and Furniture Vendor on 8/29 to further develop strategies for multipurpose room and event furniture needs.
- Supplemental Contracts that have been Awarded:
  - Building Commissioning to support LEED Certification
    - Vendor selected: Total Systems Commissioning
  - Supplemental Environmental Services to support Brownfield Application and Soil issues found on site
    - Vendor selected: NOVA
  - Special Inspections – technical inspections required to support the construction process ie. Concrete, rebar, masonry, mass timber, building envelope etc
    - Pending Council Approval Sept 12 council meeting
    - Vendor recommended: NOVA

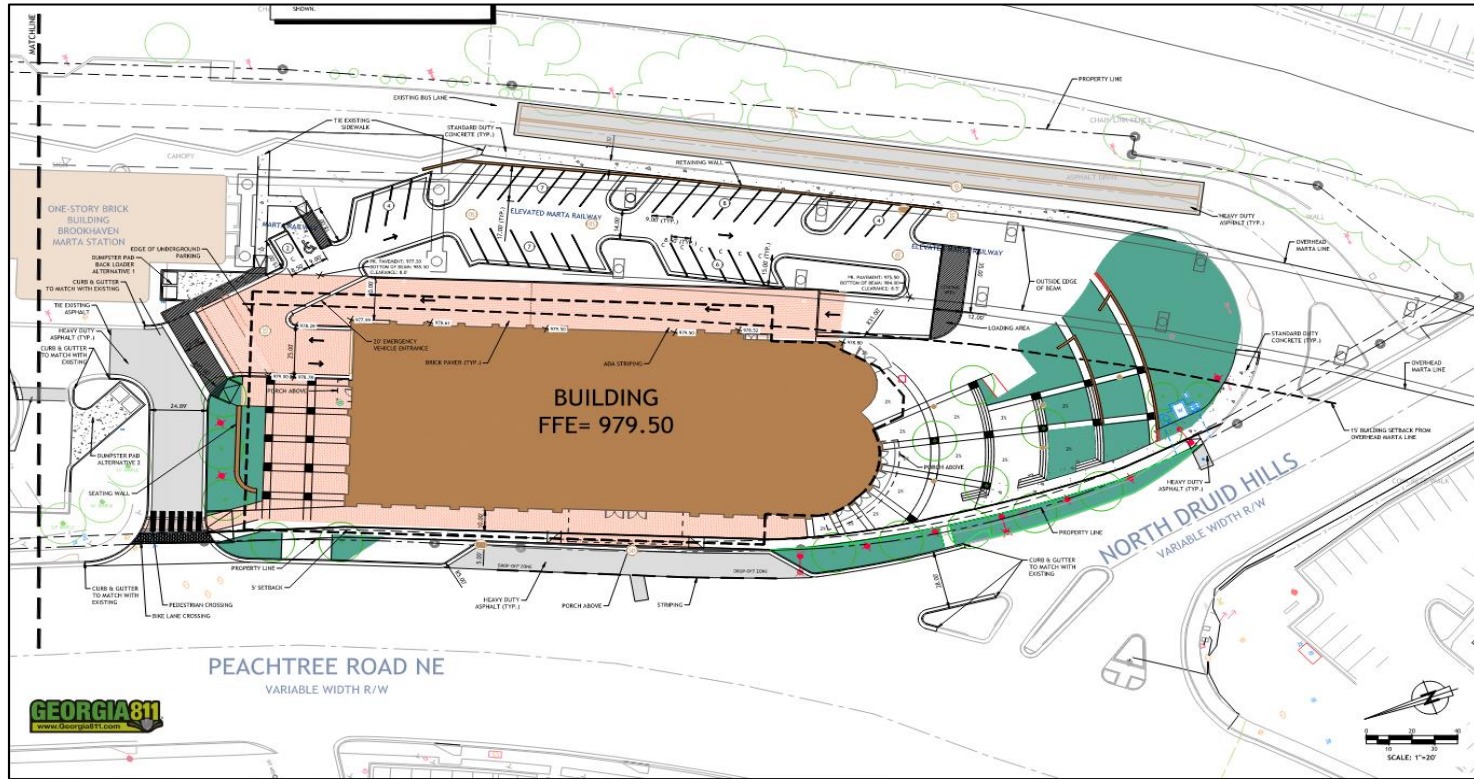
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## Permitting Update

1. **Encroachment Permit GDOT:**
  - a. Submitted 7/20/23. Comments received 8/22/23.
  - b. Resubmission – Pending GDOT asked for updated drawings showing improvements to NDH intersection with resubmission and alternative design for “drop off lane”
  - c. Lane Closure Permit GDOT:
    1. No comments or acknowledgement on the traffic control plan and request to close the turn lane were received from GDOT
2. **Federal Aviation Association (FAA) Permit for Crane**
  - a. Submitted 8/1 comments received 8/15, resubmitted 8/18
  - b. Pending final approval (process says it takes 4 to 6 Weeks)
3. **LDP:**
  - a. **City of Brookhaven:**
    1. Submitted 8/16/23. Comments received 8/23/23.
    2. Resubmission: Pending completion of updated plan 8/31
  - b. **DeKalb County:**
    1. Submitted 8/17/23. Dekalb process says it will take 4 weeks for a response
    2. Contractor team has engaged the services of a well known expediter to assist with processing
    3. This will be critical path approval to allow work to start
4. **Marta Parking Lot (Building Site) Closure –**
  - a. Submitted to Marta 8/15/23. Bruce Byrd with Marta confirmed Lot will be closed and we will have access starting 9/16/23.
5. **Shoring and Track Monitoring – Submitted to Marta on – 8/25/23.**
  - a. Pending response from MARTA

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## Site Plan



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Activity ID	Activity Name	Original Duration	Start	Finish
DSGN-130	Early Release Approval by City of Brookhaven - 5/9	0d		May-09-23
DSGN-140	Early Release Subcontractor Buyout	20d	May-10-23	Jun-07-23
<b>Construction Documents</b>		<b>122d</b>	<b>Apr-19-23</b>	<b>Oct-10-23</b>
CD-1000	CD Design Deliverable	62d	Apr-19-23	Jul-17-23
CD-1010	CD Permit Set	0d		Jul-17-23
CD-1020	CD Sub Bid Period and Package Development	25d	Jul-18-23	Aug-21-23
CD-1040	CD Draft Package Review	5d	Aug-22-23	Aug-28-23
CD-1070	CD Draft Package Updates	5d	Aug-29-23	Sep-05-23
CD-1080	CD Final Package Review	5d	Sep-06-23	Sep-12-23
CD-1050	City Council Mtg. CD Pricing Approval	0d		Sep-12-23
CD-1060	Remaining Subcontractor Buyout	20d	Sep-13-23	Oct-10-23
<b>Permitting</b>		<b>140d</b>	<b>Mar-15-23</b>	<b>Sep-29-23</b>
DSGN-40	LDP Permit Review	40d	Mar-15-23	May-09-23
DSGN-80	GDOT Submission and Approval	90d	Apr-26-23	Aug-31-23
DSGN-70	MARTA Submission and Approval	60d	Jul-07-23	Sep-29-23
DSGN-30	AHJ Building Permit Review	30d	Jul-18-23	Aug-28-23
<b>Procurement</b>		<b>287d</b>	<b>Jun-08-23</b>	<b>Jul-24-24</b>
MATPRO-160	Shoring Shop Drawings	20d	Jun-08-23	Jul-06-23
MATPRO-170	MEP / Mass Timber Coordination	108d	Jun-08-23	Nov-09-23
MATPRO-50	Mechanical Equipment	40d	Oct-11-23	Dec-07-23
MATPRO-80	Exterior Veneer	40d	Oct-11-23	Dec-07-23
MATPRO-70	Glazing	60d	Oct-11-23	Jan-08-24
MATPRO-30	Elevators	80d	Oct-11-23	Feb-05-24
MATPRO-60	Doors/Frames/Hardware	80d	Oct-11-23	Feb-05-24
MATPRO-10	AHU	90d	Oct-11-23	Feb-19-24
MATPRO-40	Roofing	90d	Oct-11-23	Feb-19-24
MATPRO-90	Generator	120d	Oct-11-23	Apr-01-24
MATPRO-20	Electrical Equipment	200d	Oct-11-23	Jul-24-24
MATPRO-150	Mass Timber Fabrication Drawings Complete	0d		Nov-09-23
MATPRO-140	Mass Timber Material Procurement	75d	Nov-09-23	Feb-28-24
<b>Construction</b>		<b>360d</b>	<b>Oct-02-23</b>	<b>Mar-03-25</b>
<b>Sitework</b>		<b>190d</b>	<b>Oct-02-23</b>	<b>Jun-28-24</b>

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## Budget Summary Report

Service	Budget Amount	Current & Pending Commitments	Budget Remaining	Paid Amounts	Remaining to be Paid
<b>Construction</b>	\$ 64,900,000.00	\$ 64,897,670.00	\$ 2,330.00	\$ 1,709,195.00	\$ 63,188,475.00
<b>Project Oversight</b>	\$ 1,720,850.00	\$ 1,720,850.00	\$ -	\$ 267,500.00	\$ 1,453,350.00
<b>Design Services</b>	\$ 4,540,565.48	\$ 4,540,565.48	\$ -	\$ 1,825,189.43	\$ 2,715,376.05
<b>Furniture, Fixtures &amp; Equipment</b>	\$ 4,220,210.00	\$ -	\$ 4,220,210.00	\$ -	\$ -
<b>Testing, Surveys, Permitting and Fees</b>	\$ 1,428,014.00	\$ 552,000.00	\$ 876,014.00	\$ 71,591.25	\$ 480,408.75
<b>Public Art</b>	\$ 450,000.00	\$ -	\$ 450,000.00	\$ -	\$ -
<b>Owner's Contingency</b>	\$ 740,360.52	\$ -	\$ 740,360.52	\$ -	\$ -
<b>TOTAL</b>	\$ 78,000,000.00	\$ 71,711,085.48	\$ 6,288,914.52	\$ 3,873,475.68	\$ 67,837,609.80

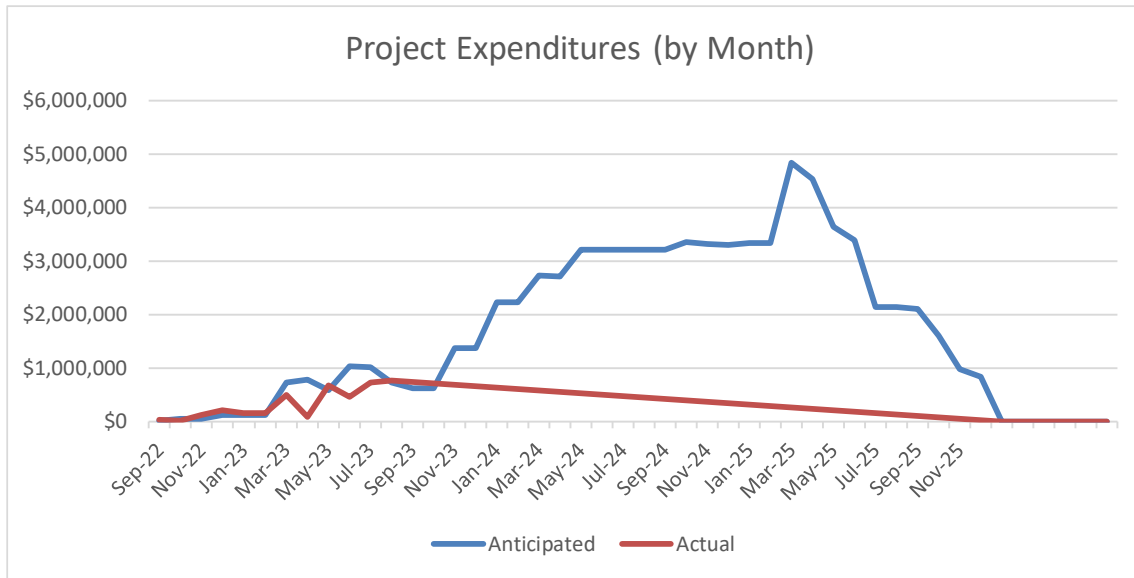
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## Amendment Log

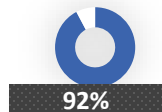
Vendor	Description	Status	Cost	Execution Date
Sizemore Group	Survey Related Work	approved	\$ 13,225.00	12/1/2022
Sizemore Group	GDOT Evaluation	approved	\$ 43,125.00	12/7/2022
Sizemore Group	Environmental Noise Survey	approved	\$ 6,200.00	3/6/2023
Sizemore Group	Foundation Exploration	approved	\$ 4,600.00	3/6/2023
Sizemore Group	Traffic Study	approved	\$ 11,055.00	6/8/2023
Sizemore Group	Energy Modeling	pending	\$ -	4/11/2023
Sizemore Group	Scope Change to \$63.5M	approved	\$ 1,219,150.00	6/22/2023
CPS	Scope Change to \$63.5M	approved	\$ 500,450.00	8/24/2023
Sizemore Group	Additional Design work for Sewer Line	approved	\$ 8,140.00	8/28/2023



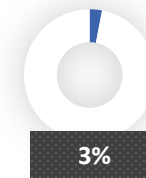
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**Percent of Current Budget Committed/Encumbered**



**Percent of Current Budget Spent**



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## Trade Outreach Event



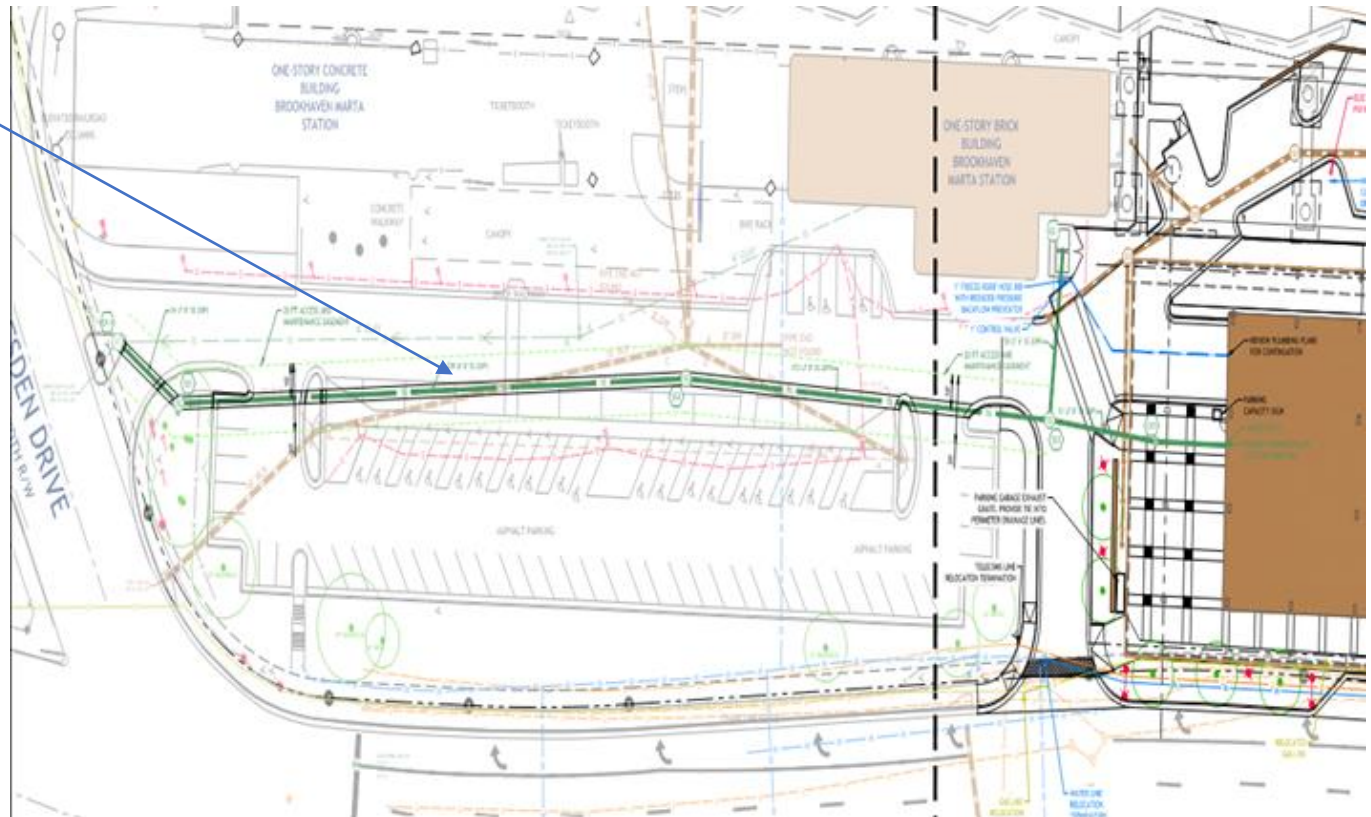
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## MES Relocation Complete



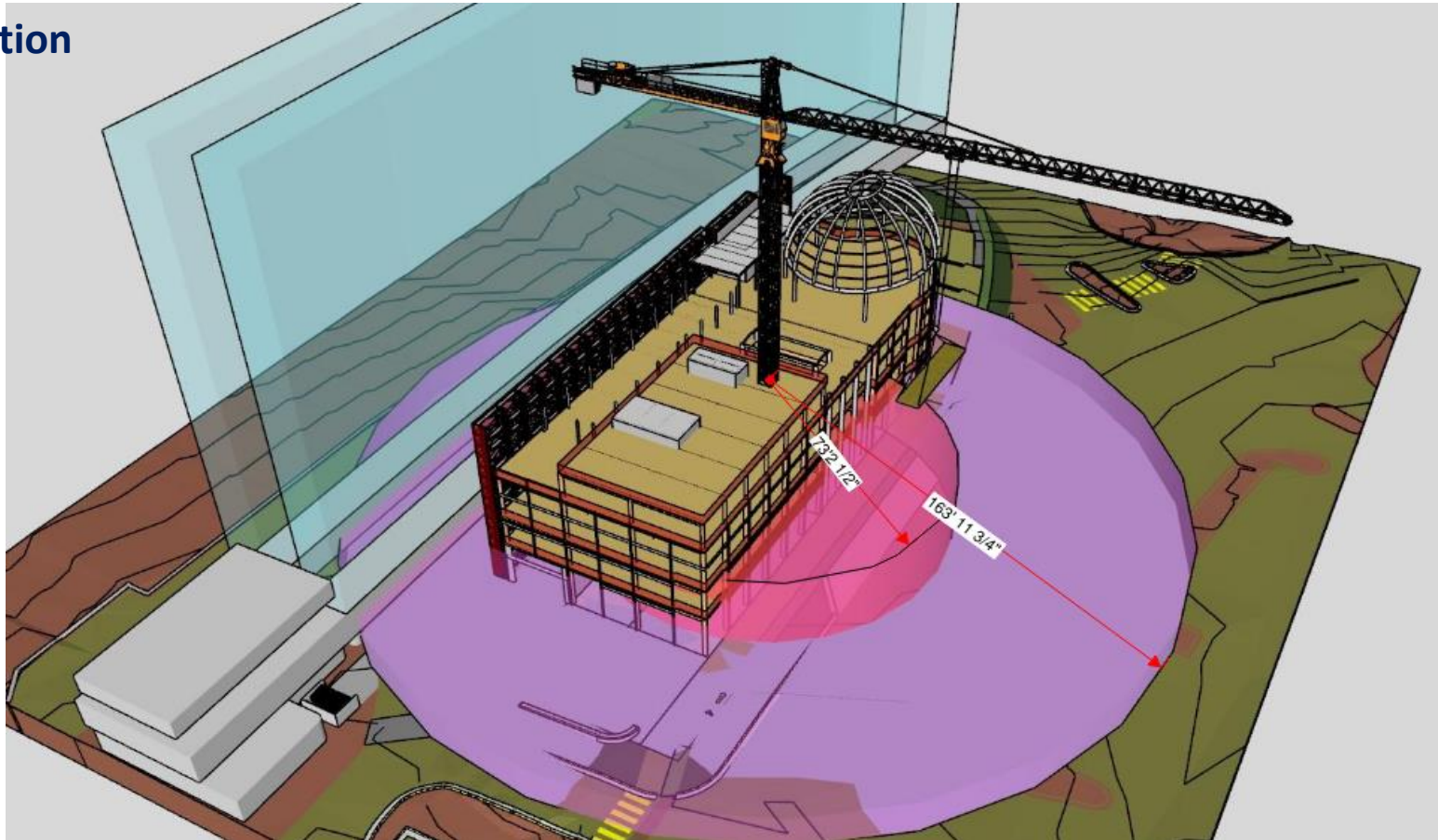
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## Sewer Line Connection

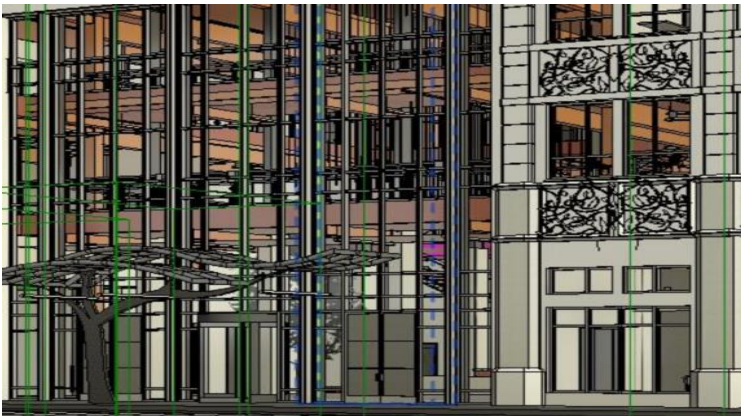


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## Crane Coordination with MARTA



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