SANDY SPRINGS
GEORGIA

PUBLIC FACILITIES AUTHORITY MEMBERS

Rusty Paul, Chairperson

John Paulson
Ken Dishman
Chris Burnett
Gabriel Sterling
Tibby DeJulio
Andy Bauman

Tuesday, March 7, 2017	**Public Facilities Authority**	**Following the Work Session**

SPECIAL CALLED MEETING OF THE CITY OF SANDY SPRINGS PUBLIC FACILITIES AUTHORITY (THE "AUTHORITY")

City Council Chambers

1. **PFA17-01** **CALL TO ORDER** – Chairperson Rusty Paul

2. **PFA17-02** **ROLL CALL** – Secretary Michael Casey

3. **PFA17-03** **APPROVAL OF MEETING AGENDA**

4. **PFA17-04** Approval of the minutes from the September 20, 2016 Public Facilities Authority meeting

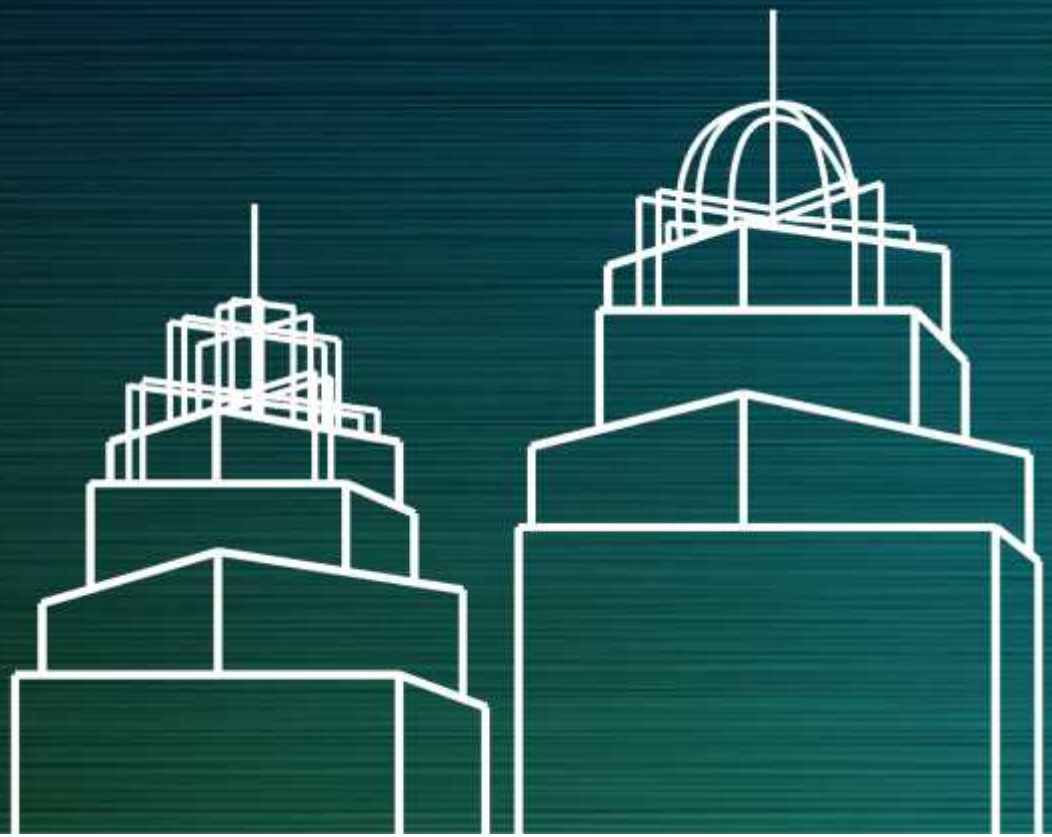
5. **PFA17-05** Resolution to Authorize an Increase to the Guaranteed Maximum Price for Construction of the City Springs Project, and to Provide for a Time Extension, as Established by Change Order Pursuant to the Provisions of a Certain Contract for Construction between the City of Sandy Springs, GA (subsequently assigned to the City of Sandy Springs Public Facilities Authority) and Holder Construction Group, LLC, Dated June 30, 2015, and to Authorize the City Manager to Execute the Change Order
(*Presented by City Manager, John McDonough)*

6. **PFA17-06** **ADJOURNMENT**

City Springs Update

March 7, 2017

SANDY SPRINGS
GEORGIA



Budget and Cost

- NO CHANGE TO OVERALL BUDGET
- Review of prior budget approvals and cost estimates
- Review of contingency
- Approval of Change Order 7

Project Revenues

Funding Sources	Total Budget	Funded through 1/31/2017	Balance to Fund
Pay As You Go	$27,500,000	$32,500,000	($5,000,000)
Available City Center Funds	$9,812,000	$9,812,000	$0
Carter Land Sale	$9,000,000	$0	$9,000,000
Use of Fund Balance	$5,000,000	$0	$5,000,000
Bond Issuance	$171,400,000	$171,400,000	$0
Interest Income	$0	$542,631	($542,631)
	$222,712,000	**$214,254,631**	**$8,457,369**

Project Expenditures

Cost Sources	Total Budget	Funded through 12/31/2016	Balance to Fund
Construction	$188,956,290	$74,754,735	$114,201,555
Consulting	$17,025,808	$14,078,949	$2,946,859
Furniture Fixtures & Eqpt	$325,000	$0	$325,000
Special Costs	$10,945,260	$9,329,847	$1,615,413
Owner Contingency	$5,459,642	$0	$5,459,642
	$222,712,000	**$98,163,531**	**$124,548,469**

Exposures / Wish List

Exposures	2/28/2017 Range	2/28/2017 Estimate
Construction:		
Design Completions		
PAC final finishes and construction detailing, office refinements, waterproofing, office interiors final selections, electrical design, roadway sequencing, etc.)		$3,984,870
Extended General Conditions	$700K - $1.3M	$1,066,575
Miscellaneous Upgrades & Allowances	-$300 - $400K	-$998,375
Landscape/hardscape resolutions, active shooter upgrade, reduction in steel and other allowances, etc.		
		$4,053,070

Exposures / Wish List

Wish List	11/30/2016		2/28/2017	
Waterwall		$250,000		$120,000
Retractable Awning (excess cost >$150K)		$150,000		$140,000
Studio Theater Video Wall		$100,000		$100,000
Epoxy Flooring at PAC Seating	$40-80K	$60,000	$40-80K	$25,000
Banner Arms ($488 per pole x 54 poles)		$26,352		$26,352
Total Wish List		**$586,352**		**$411,352**

Summary Exposures/Opportunities/Wish List	11/30/2016	2/28/2017
Owner Contingency	$5,459,642	$5,459,642
Total Exposures	-$3,673,213	-$4,053,070
Total Wish List	-$586,352	-$411,352
Unencumbered Owner Contingency	**$1,200,077**	**$995,220**
Construction Contingency	$2,477,736	$2,249,362
Total Project Contingency	**$3,677,813**	**$3,244,582**

Exposures / Wish List

	11/30/2016		2/28/2017	
Exposures	**Range**	**Estimate**	**Range**	**Estimate**
Construction:				
Change Order #7				
Bulletin 14				$428,245
Bulletin 15				$175,937
Bulletin 16				$957,906
Bulletin 17				$28,357
Additional COR's approved (adds and credits)				$397,068
Bulletin 18		$20,608		$20,608
Bulletin 19		$468,485		$468,485
Bulletin 20				$0
Bulletin 21			in review	$559,213
Waterproofing design completion	$25-75K	$50,000	$25-75K	$25,000
Electrical design completion	$50-150K	$100,000	$50-150K	$0
Coordination with Private Development	$25-100K	$75,000	$25-100K	$50,000
Acoustical banner revisions	$0-30K	$20,000	$0-30K	in ASI-014
Owner Requests at offices	$20-100K	$80,000	$20-100K	$55,000
Roadway Sequencing/Unforeseen Conditions	$25-150K	$50,000	$25-150K	$0
Parking Deck Paint/Graphics Wall Prep	$40-80K	$60,000	$40-80K	$60,000
Reduced Construction Contingency		-$621,000		-$637,500
Extended Gen Cond thru 9/1/16 Schedule (6 weeks) thru Bulletin 13		$621,000		$637,500
Extended Gen Cond through 11/28/16 Schedule (8 weeks) thru Bulletin 17	$400-800K	$600,000		$866,575
Additional Extended Gen Cond est. thru Bulletin 21 - est. impact reduced	$300-500K	$400,000	$300-500K	$200,000
Landscape/Hardscape Resolution	$300-400K	$325,000	$300-400K	$0

Exposures / Wish List

		11/30/2016		2/28/2017	
Exposures		**Range**	**Estimate**	**Range**	**Estimate**
Allowances - net of first group			-$150,000		-$150,000
Active Shooter Upgrade		$25-75K	$50,000	$25-75K	$50,000
Black painted stage in lieu of red oak in PAC Hall			-$14,000		-$14,000
Improved roof access		$20-40K	$30,000	$20-40K	$30,000
Reduction in Misc. Steel Allowance		-$300-425K	-$375,000	-$300-425K	-$375,000
Reduction in Remaining Allowances		-$250-350K	-$300,000	-$250-350K	-$300,000
Doors, Frames and Hardware - Rework to installed					$75,000
	ASI-010 - Pop up waterproofing details completion				$10,000
COR-082	ASI-014 - Drapery Pockets				$6,000
COR-083	ASI-015 -Service Level Revisions				$36,629
COR-084	ASI-016 - PAC RCP's				$85,000
COR-085	ASI-017 - Kitchen Equipment UDS				-$1,400
COR-086	ASI-018 - Door/ Frame Updates				in ASI-042
COR-087	ASI-019 - Security Update to Public Interface and Box Office				$4,179
COR-088	ASI-020 - Retail skin and canopy				$22,241
COR-089	ASI-021 - PAC lobby rails				$0
COR-090	ASI-022 - Waterproofing at steel through IMP at Penthouse				$2,320
COR-091	ASI-023 - Box seating details, Plaster Specifications				$25,000
COR-092	ASI-024 - PAC Lobby petal ceiling and accent wall (Issued 1/18/17)				$91,922
COR-093	ASI-025 - Plumbing and Fire Protection Coordination				$0
COR-094	ASI-026 - Life Safety Plan and Wall Types				$6,409
COR-095	ASI-027 - Overhead door detailing				in steel
COR-096	ASI-028 - Box Seating Layout				$0
COR-097	ASI-029 - Studio Theater CMU				$3,000
COR-098	ASI-030 - Rain Conductor Routing				$0
COR-099	RFI 749 - Priority Door Frames				$0

Exposures / Wish List

Exposures		11/30/2016 Range	11/30/2016 Estimate	2/28/2017 Range	2/28/2017 Estimate
COR-100	Mount Vernon Hwy Added Scope				$7,041
COR-101	Rock removal at Johnson Ferry/SS Circle				$0
COR-102	ASI-031 – Coordinate Architectural precast elements and glazed opening condition at men's toilet C205 (01.13)				$1,557
COR-103	ASI-032 – Updated Irrigation pump circuit breakers and associated conductor and conduit sizes per irrigation pump submittal (01.13)				$18,303
COR-104	ASI-033 – Coordinated Studio Theater RCP and related sections. Modified Stair No. B-01a (01.13)			In review	$11,049
COR-105	RFI-788 - Added framing at insulated panels at penthouse			$5-10K	$25,000
COR-106	RFI 796 - Access to Plenum Space				$15,000
COR-108	RFI 803 - Equipment in Precast/ West deck fed from Private Electrical Room				$18,000
COR-109	ASI-034 - Government Level Porch soffit details				in Bulletin 21
COR-110	ASI-035 - AV Rough-In at added meeting rooms				$3,502
COR-111	ASI-036 - Office AV Bid Package				in AV allowance
COR-112	RFI-751 - PAC Stage vestibule finishes (acoustical)				$3,000
COR-113	ASI 037 - Lighting in Studio Theater				$20,049
COR-114	ASI 038 - Plumbing and Fire Protection Routing in Trash compactor / Loading Dock				$0
COR-115	ASI-039 Floor finishes revisions				$11,507
COR-116	ASI-041 Government Level Coordination				$6,394
COR-117	ASI-042 Door/frame/hardware and life safety updates				$90,164
COR-118	RFI 875 - Brick to Precast Trasnsition				TBD
COR-119	SSC Traffic Management Modifications per COSS Request (2 N/B Lanes at PM Peak)				$108,250
COR-120	ASI 043 - Orchestra seating wall and rail clarifications				$4,488

Exposures / Wish List

		11/30/2016		2/28/2017	
Exposures		**Range**	**Estimate**	**Range**	**Estimate**
COR-121	Bulletin 21R dated 12/22/16				-$21,881
COR-122	RFI 869 - North PAC Face - Additional Loose Lintels Added				TBD
COR-123	RFI 469 Studio Prefunction Wall Revisions (Rough-in Impact)				TBD
COR-124	Precast OH Door Coordination				TBD
COR-126	RFI 898 - PAC North Additional Waterproofing				TBD
COR-127	ASI 044 Office Lobby Level RCPs				$19,495
COR-128	ASI 045 Door/Frame/Hardware Corrections to ASI 042				$8,054
COR-129	ASI 046 - Acoustical Drapery Changes				TBD
COR-130	RFI 878 - Relocate Condensing unit (Electrical Feeder Impact)				TBD
COR-131	GC Schedule Consultant			req. $100K	$0
COR-132	RFI 902 - Pedestal mounted pull station in Office Lobby				$2,706
COR-133	ASI 047 - Parking Deck Curb Revisions for future controls				$4,500
COR-134	ASI 048 - Box Seating Detailing				$5,000
COR-137	Additional Storm Accommodations at Hilderbrand for Adjacent Property Tie-in				$9,000
COR-138	Park Design Update Changes (02/10/17)				TBD
COR-139	Interactive Fountain Design Change - Park Design Update (02/10/17)				TBD
COR-140	ASI 049 - Gallery Level RCPs				$43,823
COR-141	ASI 050 - RFI and Submittal updates to drawings				TBD
COR-142	ASI 051- Temporary FA Annunciator in West Deck				TBD
COR-143	ASI 052 - Conference Level Wall-type changes				$15,000
COR-144	First Aid Room Plumbing Fixture				$6,000
COR-145	RFI 00965 - Geogrid Material over the CIP Deck to mitigate settlement in Hardscape Areas per ATC Request.				$30,000

Exposures / Wish List

		11/30/2016		2/28/2017	
Exposures		**Range**	**Estimate**	**Range**	**Estimate**
COR-147	RFIs 927/948 - Traffic Coatings in parking decks				$10,000
COR-148	RFI 921 - East Balcony Vertical Post Rework				$5,000
COR-149	RFI 946 - Acoustical Insulation Thickness in Studio Theater				$10,000
COR-150	RFI 966 - Plaster Backerboard and clarifications				TBD
COR-151	RFI 947 - DIRTT Wall locations				TBD
COR-152	ASI 053 - Office Lighting				TBD
	Office Building Stair Fireproofing credit				-$25,000
	PAC Steel Fireproofing Credit				-$25,000
	Signage Bid - reconciled with Marquee per OAN				-$40,000
	CMU wall at A:0009				$5,000
	AA008 - Glass at pop up canopy roof				-$141,625
	AA-004 - Low Voltage Bid Savings (partial)				-$200,000
	Savings on special inspections transferred to owner direct contractor				-$10,000
Design Costs:					
Rosser add services for Owner changes					$100,000
	Total Exposures		**$3,673,213**		**$4,053,070**

Exposures / Wish List

Additional Scope	**11/30/2016**	**2/28/2017**
Tenant Level office buildout for Parks & Rec		$95,200
Gov't Level plan adjustments at Legal Dept.		$30,050
Substation Screen Wall	TBD	TBD
	$0	**$125,250**
Other Funding Needs (2018 opening)	**11/30/2016**	**2/28/2017**
Site Furniture	$500,000	$500,000
Office FF&E	$3,000,000	$3,000,000
	$3,500,000	**$3,500,000**
Deferred	**11/30/2016**	**2/28/2017**
Triangle Park	$2,500,000	$2,500,000
Pavilion	$750,000	$750,000
Marquee	$0	$100,000
	$3,250,000	**$3,350,000**

Schedule

ACTIVITY DESCRIPTION	Estimated Completion Date
Performing Arts Center	
PAC Dry-In	5/19/2017
Certificate Of Occupancy	Summer 2018
Office Building / Studio	
Office / Studio Dry-In	6/21/2017
Certificate Of Occupancy	Summer 2018
Park	
Civic Roads/Hardscape Complete	11/6/2017
Civic Final Plantings	Spring 2018
Private Development	
Private Development Roads/Hardscape Complete	Q1 2018

** Schedule evaluation is in progress, with projection based on exposures known to date*

HOLDER

Change Order 7

- Scope/value additions
  - Park fountain, hardscape, and site power upgrades
  - Finalized Mt. Vernon and Bluestone festival layout and infrastructure
  - Exterior and interior door and security upgrades
  - PAC wood finish and acoustical upgrades
  - Office building envelope design detailing completion and glass upgrade
  - Revised construction duration
- Cost: $2,854,088

Request for Additional Time

- November 2016 – Holder submitted a request for time extension asking for 56 calendar days.
  - 1 week for delayed start to precast
  - 6 weeks for extended precast installation time
  - 1 week for extended roofing installation time
- Team has conducted extensive review of the Holder request.
  - Agreement on critical path
  - Review of potential concurrent delays
  - Review of actual vs. projected schedule

Precast Impact Details – 6 weeks

Date	Issue	Panel #'s	Work Days
10/25/2016	Curb was poured per Bulletin #5 issued 3/1/16. Curb is higher than cast panels approved in shop drawings 4/16/16. Bottom 1' 1- 1/2" of panels were cut.	1043, 1044, 1045	3
10/25/2016	Multi-Direction insert in panel and column do not line for D30. Revised connection hardware was fabricated and installed. Column was poured per Bulletin #5 issued 3/1/16. Panels cast per approved shop drawings 4/16/16.	1114	2
10/26/2016	PAC Lobby Roof Curb poured per Bulletin #13 dated 6/3/16. Panels were cast 4" lower per approved shop drawings dated 4/16/16. Reference RFI #624	1006, 1007,1014A, 1015, 1014, 1015A, 1015B,1014B	7
10/27/2016	Walls poured per Bulletin #11 dated 6/3/16. Panels cast per approved shop drawings dated 4/16/16. Larger than designed air space between panels and structure. Fix hardware was required for connections.	1037, 1038	1
10/27/2016	Lack of bearing onto structure, added steel hardware to connect panels. Walls and slabs poured per Bulletin #11 issued 5/6/16. Panels cast per approved shop drawings dated 4/16/16.	1013	2
10/27/2016	Lack of bearing onto structure, added steel hardware to connect panels. Walls and slabs poured per Bulletin #11 issued 5/6/16. Panels cast per approved shop drawings dated 4/16/16.	1049	2
11/8/2016	CIP wall location requires panel 1158 to be sawcut. Wall poured per Bulletin #13 dated 6/3/16. Panels cast per approved shop drawings dated 4/16/16.	1158	0.5
12/7/2016	CIP curb is not poured for D 8 connections. There is a discrpancy on CIP vs. CMU between architectural and structural. Holder poured per structural dated 6/3/16. Holder took out CIP wall to install CMU with D 8 connections per cast panels	1005, 1021, 1022, 1025, 1026, 1001	4
12/12/2016	Curb at base is 2" higher than shown on architectural precast shop drawings. Sawcut panels, add steel connection hardware to bear back to columns. Curb poured per Bulletin #13 dated 6/3/16.	1060, two 1061 panels, 1062	2.5
12/13/2016	Roof elevation is 2" higher than PSA inserts, added steel hardware to fix. Edge of slab poured per 7/28/16 release from Rosser. Conflict with approved precast shop drawings dated 4/16/16.	1004A, 1004B	3
12/13/2016	Bottom of beam is too low for PSA strap, added steel hardware to fix. Beam poured per Bulletin #13 dated 6/3/16. Panels cast per approved shop drawings dated 4/16/16.	1116, 1115	3
			30

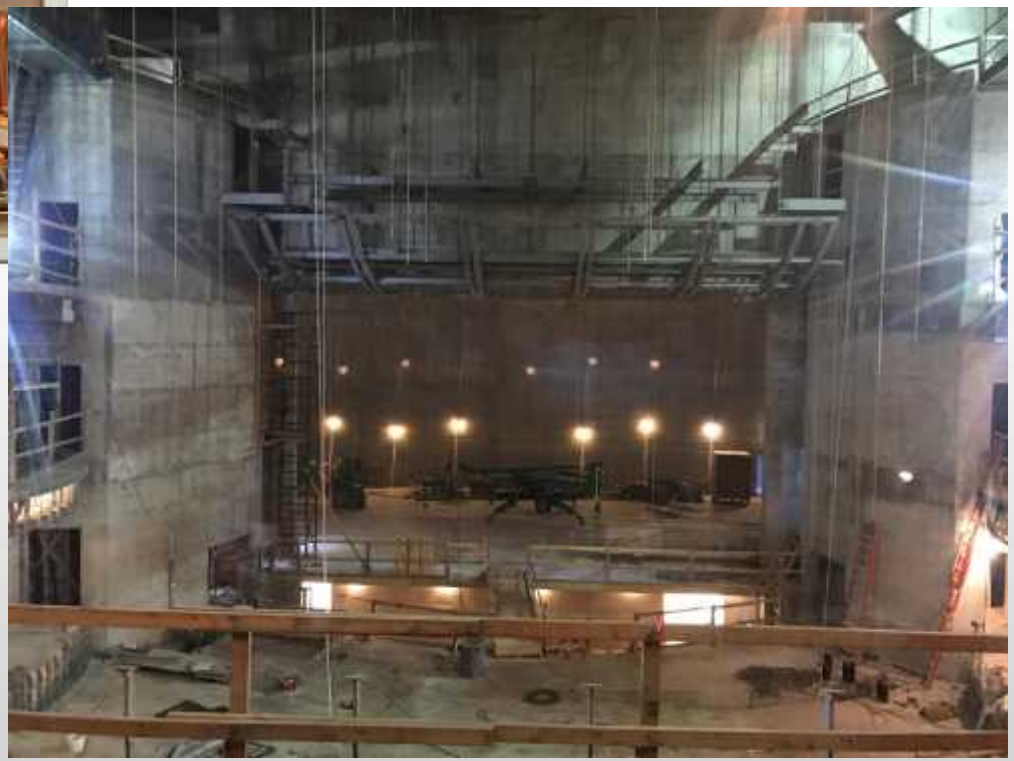
Amended Project Expenditures

Cost Sources	Total Budget	Amended Budget	Budget Change
Construction	$188,956,290	$191,810,378	$2,854,088
Consulting	$17,025,808	$17,025,808	$0
Furniture Fixtures & Eqpt	$325,000	$325,000	$0
Special Costs	$10,945,260	$10,945,260	$0
Owner Contingency	$5,459,642	$2,605,554	($2,854,088)
	$222,712,000	**$222,712,000**	**$0**

Performing Arts Center

Performing Arts Center Lobby

Performing Arts Center Main Hall



Studio Theatre/Council Chambers

City Hall Lobby

Office Building and Market Square

Private Development

December 2015

February 2017

Questions