

# REQUEST FOR PROPOSAL

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748 VIRGINIA AVENUE  
Hapeville, GA



## CONTACT

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Christian Jacobsen, Vice President  
1642 Powers Ferry Road SE, Marietta, GA 30067  
404.603.8833 | [macallanconstruction.com](http://macallanconstruction.com)  
[c.jacobsen@macallanconstruction.com](mailto:c.jacobsen@macallanconstruction.com)



# Cover Letter

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May 11, 2021

Via Email:

Mr. Carl Trevathan

*carltrevathan@gmail.com*

Delivery:

Mr. Carl Trevathan

C/O City of Hapeville

3474 North Fulton Avenue

Hapeville, Georgia 30354

***RE: Request for Proposal to Provide Preconstruction and Construction Services for 748 Virginia Avenue, Hapeville, GA Renovations***

Dear Mr. Trevathan

I hope this finds you well. Please find attached our proposal for the project contemplated at 748 Virginia Avenue, Hapeville, GA. We greatly appreciate the opportunity to propose on this project and for your time in considering us. I have worked in the renovation business in Atlanta since 1993 and have had the great fortune of being involved with some amazing, unique projects. What has been contemplated for this Hapeville site is exciting; we love adaptive reuse projects that help to bolster the community. I truly believe that Macallan has the right combination of know-how and infectious optimism to make this project a huge success.

This proposal is in response to the Request for Proposal that was issued by you and it has been formatted in accordance with the instructions. The enclosed does give a brief introduction to Macallan, but there is so much that cannot be practically included, so, please allow me to highlight a few features / benefits. As you will see in the attached, Macallan's proposed team has a variety of project experience. Many of us have honed our craft while working for larger regional and national General Contractors, which afforded us exposure to some truly "special" projects over the years and significantly, the accumulation of ever-valuable lessons learned. Ultimately, we all realized that we prefer a smaller, more hands-on environment that enables us the freedom to be the creative problem solvers that we are. We take pride in meeting the unique challenges found in every project; but, we really hit our stride when we forge relationships early with the entire team, fostering a climate of mutual advocacy and cooperation.

At Macallan we are excited about building our business around this model and it seems to be working; over the past three years, we have been voted one of the Best Places to Work in Atlanta by the Atlanta Business Chronicle. Imagine having on your team a contractor that loves what they do... making their clients successful. This multi-faceted project is set up perfectly for such collaboration.



# Cover Letter

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Please know that we bring the same intensity and drive for project success to all of our endeavors, whether that is working intentionally to grow small businesses in our community like those of our subcontractors or supporting our neighborhood elementary school, Brumby, and their work with their at-risk population. We realize that we're being measured not by the scale of our firm or projects but by the service we provide to others. Our experience is varied but our mission remains constant: to improve the life of our people, partners and clients. We would be honored to help you in the revitalization of the Hapeville community through this unique project.

Macallan Construction is excited about this opportunity to be of service. We believe this specific project is tailor-made for our strengths – I hope you agree and allow us the privilege of being added to your team. Please do not hesitate to contact me at 404.603.8833 or [c.jacobsen@macallanconstruction.com](mailto:c.jacobsen@macallanconstruction.com) with any questions or requests for additional information. Thank you for your consideration.

Best regards,



Christian F. Jacobsen  
Vice President

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# COMPANY INFO

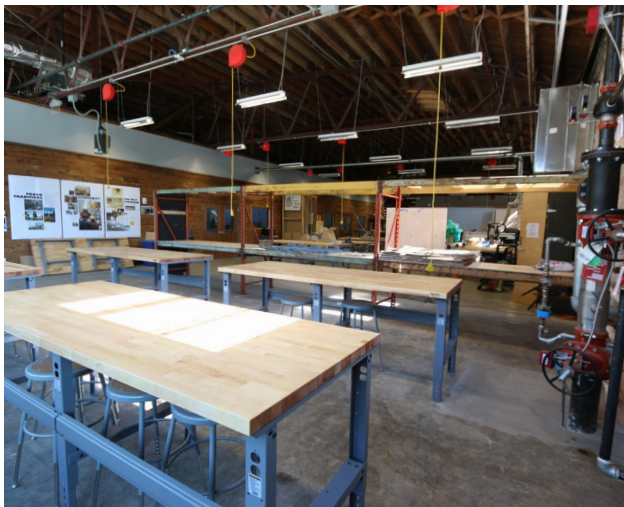
**THE BRICKS**  
Multifamily Historic Renovation

# Company History



Founded in 2002, Macallan Construction is a versatile general contractor that is known for seamlessly executing complex renovation projects in urban and occupied environments. Based in Marietta, Macallan takes pride in its ability to tailor custom solutions to meet the challenging and diverse needs of our clients.

We were founded by principals that were able to bring together their complementary skills to form a diversified company with the ability and experience not typically found in a commercial general contractor our size. By integrating all aspects of the construction industry, Macallan can execute the most challenging construction projects and deliver the highest quality end-product for the best possible price.



Macallan's management team comes from varied backgrounds in real estate development, engineering, general contracting and owners' representation, providing a unique perspective on the needs of our clients. ***Our goal is to provide value added services to our clients with integrity, professionalism and a little bit of fun!***



Macallan is a relationship based company and a large part of the success to date is attributable to our strategy of forming long term relationships with select clients. We believe strongly in a team approach and provide transparency to our clients. You should expect your project to be delivered on time, on budget and with the highest quality. It is equally important to Macallan that our clients enjoy the experience of building with us. At the end of the day, this is a service business and you deserve a partner committed to creating an excellent experience.

Our areas of expertise include renovation projects in these markets: adaptive reuse, historic renovations, hospitality, senior living, restaurant/retail, clubhouses, office tenant improvements, higher education, non-profit and public projects.

# About Us

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## COMPANY WORKFORCE

Macallan Construction currently has over eighteen employees. Specific classifications and numbers of employees are as follows:

- |   |                                |
|---|--------------------------------|
| (3) Principals/Company Owners           | (1) Senior Project Manager     |
| (1) Vice President                      | (1) General Superintendent     |
| (1) Preconstruction Manager             | (1) Estimator/Project Engineer |
| (3) Marketing                           | (3) Superintendents/Foreman    |
| (1) Chief Financial Officer             |                                |
| (3) Administrative Staff/<br>Accounting |                                |

## MISSION

To improve the quality of life of our people, partners, and clients.

## CORPORATE LOCATION

The Macallan Group  
1642 Powers Ferry Rd. SE, Suite 250  
Marietta, GA 30067



Macallan has been the recipient of Best Places To Work for 2018, 2019, and 2020. The Best Places To Work Awards highlight successful companies that are going above and beyond to keep their workforce happy.

# Community Involvement



*Camp Twin Lakes*



*Brumby Elementary School*



*MUST Ministries*



*The Center For Family Resources*

# AIA 305



**PIEDMONT PARK**  
Parks and Recreation

**FINANCIALS FOR AIA 305 ARE IN  
SEPARATE ENVELOPE MARKED  
CONFIDENTIAL**

# Contractor's Qualification Statement

AIA Document A305 - Electronic Format

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The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: C/O CARL TREVATHAN  
CITY OF HAPEVILLE

ADDRESS: 3474 North Fulton Avenue  
Hapeville, Georgia 30354

SUBMITTED BY: Christian F. Jacobsen, Vice President  
Macallan Construction, LLC

PRINCIPAL OFFICE: Same as Above

NAME: Macallan Construction, LLC  
ADDRESS: 1642 Powers Ferry Rd Suite 250  
Marietta, GA 30067

Corporation  
 Partnership  
 Individual  
 Joint Venture  
 Other Limited Liability Company

NAME OF PROJECT (if applicable): 748 Virginia Avenue, Hapeville, GA 30354

TYPE OF WORK (file separate form for each Classification of Work):

General Construction  
 Plumbing  
 HVAC  
 Electrical  
 Other (please specify)

## 1. ORGANIZATION

1.1 How many years has your organization been in business as a Contractor? **Nineteen**

1.2 How many years has your organization been in business under its present business name? **Three**

1.2.1 Under what other or former names has your organization operated?

**Macallan Construction, LLC was formerly named The Macallan Group, LLC. The name was changed December 31, 2017. The reason for the change was to separate out the general contracting division from the other real estate and construction activities in the Macallan Group, LLC. A new LLC was formed in 2017 to continue these other activities.**

1.3 If your organization is a corporation, answer the following: **N/A – see 1.6**

1.3.1 Date of incorporation:

1.3.2 State of incorporation:

1.3.3 President's name:

1.3.4 Vice-president's name(s):

1.3.5 Secretary's name:

1.3.6 Treasurer's name:

1.4 If your organization is a partnership, answer the following: **N/A – see 1.6**

1.4.1 Date of organization:

1.4.2 Type of partnership (if applicable):

1.4.3 Name(s) of general partner(s):

1.5 If your organization is individually owned, answer the following:

1.5.1 Date of organization:

1.5.2 Name of owner:

1.6 If the form of your organization is other than those listed above, describe it and name the principals:

**Macallan Construction, LLC is a Georgia Limited Liability Company founded in 2002. Three principals, Michael S. Minutelli, James L. Rhoden III and Dean de Freitas each own 26.7% of the company. The remaining ownership is split equally between the two managing partners, Christian Jacobsen and Bill Tracy.**

**2. LICENSING**

- 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

**Macallan Construction is an unlimited Tier licensed general contractor in the state of Georgia: License #GCCO002878 and #GCQA002887 and Tennessee License #69758**

- 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

**Georgia & Tennessee**

**3. EXPERIENCE**

- 3.1 List the categories of work that your organization normally performs with its own forces.

**Project Management, Oversight and Management, Layout, General Carpentry, Finish Carpentry, Windows and Doors, Demo, Punchout.**

- 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

- 3.2.1 Has your organization ever failed to complete any work awarded to it?

**No**

- 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

**Case # 19105177 filed against Macallan Construction LLC by Gerd Services LLC for \$63,650 in July 2019. Subcontractor, Gerd Services, LLC failed to perform work and Macallan Construction terminated them for cause. Subcontractor, Gerd Services, LLC, sued for breach of contract and payment. Macallan Construction requested arbitration of this matter in early December 2020, and we have not heard anything to date on this case. Filed in Cobb County, GA.**

- 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

**See above. Macallan Construction requested arbitration of the below case #19105177 Gerd Services, LLC vs Macallan Construction in early December 2020 in the amount of \$63,650. Filed in Cobb County, GA.**

- 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

**No**

- 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

**See attached project schedule**

3.4.1 State total worth of work in progress and under contract: **\$11,569,484**

3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

**See attached project schedule**

3.5.1 State average annual amount of construction work performed during the past five years:

**\$11.6 Million**

3.6 On a separate sheet list the construction experience and present commitments of the key individuals of your organization.

**Please see attached document**

#### **4. REFERENCES**

4.1 Trade References

**Please see attached list of trade references**

4.2 Bank References

**Ameris Bank  
3490 Piedmont Rd Suite 750  
Atlanta, GA 30305  
404-639-6500  
Steven Lehwald – [Steven.Lehwald@amerisbank.com](mailto:Steven.Lehwald@amerisbank.com)**

4.3 Surety:

4.3.1 Name of bonding company: **Hartford Casualty Insurance Company**

4.3.2 Name and address of agent: **Douglas Rieder – Sterling Seacrest Pritchard  
2500 Cumberland Parkway, Suite 400, Atlanta, GA 30339  
(404) 424-6502**

#### **5. FINANCING**

5.1 Financial Statement.

5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

*See attached CONFIDENTIAL financial statements in separate envelope*

5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

**Moore Colson, 600 Galleria Parkway SE, Suite 600, Atlanta, GA 30339  
Dated April 23, 2021**

5.1.3 Is the attached financial statement for the identical organization named on page one?

**The attached financial statements represent the parent subsidiary, Macallan Construction and affiliates.**

5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsiary).

5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?


N/A

**6. SIGNATURE**

6.1 Dated at this **11th** day of **May 2021**.

Name of Organization: **Macallan Construction, LLC**

By:

  
\_\_\_\_\_

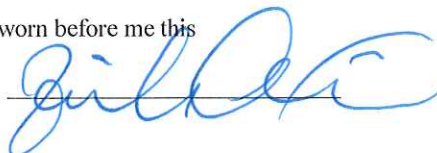
Title:

**Vice President**

6.2 **Christian F. Jacobsen**, being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this

Notary Public:

  
\_\_\_\_\_



**A305 - Question 3.4**  
**Macallan Construction | Current Projects as of May 2021**



NAME OF PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	% COMPLETE	COMPLETION DATE
Ponce City Market - East Passage Modification	Atlanta, GA	Jamestown PCM Master Tenant, L.P.	ASD   SKY	\$850,000	50%	Aug-21
Nani's Rotisserie Chicken (Ponce City Market)	Atlanta, GA	Chai Pani Restaurant Group	ASD   SKY	\$100,000	5%	Jul-21
Vietvana (Ponce City Market)	Atlanta, GA	Khanh Vietnamese Kitchen	Office of Design	\$150,000	5%	Jul-21
Ponce City Market - Google Fiber Demising Wall	Atlanta, GA	Jamestown PCM Master Tenant, L.P.	Vickers Design Group	\$127,000	95%	Jun-21
Ravinia Pergola Renovation	Atlanta, GA	Hines	A Classical Studios	\$222,000	80%	Jun-21
Peachtree Hills Place Senior Living Cottages	Atlanta, GA	Isakson Senior Living	Kuo Diedrich Chi	\$6,626,400	95%	May-21
Georgia State University Library North	Atlanta, GA	Georgia State University	Collins Cooper Carusi	\$3,494,084	90%	May-21
				<b>\$11,569,484</b>		



**A305 - Question 3.5**  
**Macallan Construction | 5-Year Historical Projects as of May 2021**

NAME OF PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE OF COMPLETION	% SELF PERFORMED
Ponce City Market	Atlanta, GA	Jamestown PCM Master Tenant, L.P.	ASD   SKY	\$1,217,748	Jan-21	0%
Omni Hotel at CNN Center Renovation	Atlanta, GA	TOJV, LLC dba Omni Atlanta Hotel at CNN Center	C+TC Design Studio	\$9,995,148	Jun-20	0%
House of Cheatham Lab Renovation & Expansion	Stone Mountain, GA	House of Cheatham	Studio Plaid	\$808,976	Jul-20	5%
Georgia State University Library North	Atlanta, GA	Georgia State University	Barge Design Solutions	\$831,971	Jan-00	5%
Good Game	Atlanta, GA	Delaware North	Rosetti	\$1,972,700	Feb-20	5%
Kennesaw State University - Burruss Bldg. Roof	Kennesaw, GA	Kennesaw State University	Epsten Group	\$771,000	Dec-19	0%
GSU 55 Park Place 11th Floor	Atlanta, GA	Georgia State University	CBRE / Heery	\$2,450,035	Jan-20	20%
Congregation Children of Israel	Athens, GA	Congregation Children of Israel	Houser Walker Architecture	\$1,032,000	Nov-19	10%
The VOID	Atlanta, GA	VRP Southeast	Architect Orange	\$1,401,500	Sep-19	10%
Westminster Presbyterian Church	Atlanta, GA	Westminster Presbyterian Church	T.S.W. Architects	\$664,700	Sep-19	10%
Kirkwood Mixed Use	Atlanta, GA	PietjaKIRKWOOD, LLC	Office of Design	\$1,216,000	Aug-19	10%
Georgia World Congress Center Breezeway	Atlanta, GA	GWCC Authority	None	\$249,000	Mar-19	0%
GSU Football Operations	Atlanta, GA	Georgia State University	CBRE / Heery	\$2,956,500	May-19	5%
Kennesaw State University Canopy	Kennesaw, GA	Kennesaw State University	Croft & Associates	\$116,393	Feb-19	10%
Cobblestone at Park Springs	Stone Mountain, GA	Isakson Living	Foley Design	\$2,582,381	Feb-19	10%
Alpharetta Arts Center	Alpharetta, GA	City of Alpharetta	Houser Walker Architecture	\$2,916,019	Dec-18	15%
GSU CEDH 7th Floor	Atlanta, GA	Georgia State University	Akard Architecture	\$434,622	Dec-18	5%
Landau Task Order	Atlanta, GA	Neighborhood Concepts Atlanta	N/A	\$21,000	Sep-18	10%
Historic Stone Mountain Depot	Stone Mountain, GA	City of Stone Mountain	Lord, Aeck & Sargent	\$196,651	Dec-18	15%
Roswell Mill Trail Extension	Roswell, GA	City of Roswell	Todd Architects	\$522,850	Dec-18	10%
Georgia Tech French Building Waterproofing	Atlanta, GA	Georgia Institute of Technology	N/A	\$216,158	Aug-18	0%
Georgia Tech - Marguiles Grad Renovations	Atlanta, GA	Georgia Institute of Technology	N/A	\$110,295	May-18	10%
Garden & Gun Club Restaurant at The Battery	Atlanta, GA	Garden & Gun	Phillips Architects	\$633,241	Apr-18	5%



**A305 - Question 3.5**  
**Macallan Construction | 5-Year Historical Projects as of May 2021**

NAME OF PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE OF COMPLETION	% SELF PERFORMED
Georgia Tech - Miscellaneous BME Labs/ Tech Tower	Atlanta, GA	Georgia Institute of Technology	N/A	\$114,101	Apr-18	20%
Georgia Tech - Mitchell Lab Renovation	Atlanta, GA	Georgia Institute of Technology	N/A	\$201,884	Mar-18	10%
Georgia Tech Dyer Lab	Atlanta, GA	Georgia Institute of Technology	N/A	\$135,753	Mar-18	10%
Art House at Logan Farm Park	Acworth, GA	Acworth Parks and Recreation	Croft & Associates	\$395,000	Nov-17	35%
GSU 55 Park Place 12th Floor	Atlanta, GA	Georgia State University	Cooper Carry	\$2,403,589	Nov-17	20%
Georgia Tech - 755 Marietta Street	Atlanta, GA	Georgia Institute of Technology	Schneider Wright Inc	\$1,115,000	Oct-17	5%
Callanwolde Fine Arts Center	Atlanta, GA	Callanwolde Foundation, Inc.	Lord Aeck Sargent Architects	\$447,486	Sep-17	5%
GSU Student Rec Center Weight Room Expansion, Turnstile & Reception Desk Upgrades	Atlanta, GA	Georgia State University	N/A	\$752,100	Aug-17	18%
Johns Creek Baptist Church	Alpharetta, GA	Johns Creek Baptist Church	N/A	\$398,399	Aug-17	0%
Logan Farm House	Acworth, GA	Acworth Parks and Recreation	Norman Askins	\$628,636	Jul-17	30%
JF&CS - Renovation and Addition	Atlanta, GA	Jewish Family & Career Services	Ted H. Taylor, Architect	\$4,174,667	May-17	12%
Embry Hills Dental Clinic	Atlanta, GA	Todd Cohen	Peacock Architects	\$410,024	Apr-17	10%
Optique at West Paces	Atlanta, GA	Optique	Square Feet Studio	\$200,850	Apr-17	10%
Discovery Village - Senior Living	Suwanee, GA	Suwanee Senior Housing, PROPCO, LLC	Architectural Concepts, Inc.	\$3,202,691	Mar-17	10%
Albany Technical College Pedestrian Bridge	Albany, GA	Georgia Financing & Investment Commission (GFIC)	Heath & Lineback	\$1,764,400	Mar-17	0%
Emory University AMUC Building Restroom Renovation	Atlanta, GA	Emory University	Peachtree Architects	\$118,203	Jan-17	15%
Emory University Depot	Atlanta, GA	Emory University	Square Feet Studio	\$451,616	Dec-16	15%
Emory University Facilities Office Renovation	Atlanta, GA	Emory University	N/A	\$90,736	Dec-16	5%
Phi Delta Theta at Georgia Tech	Atlanta, GA	Georgia Delta Phi Theta Alumni Association	N/A	\$558,152	Nov-16	10%
Atlanta Classical Academy	Atlanta, GA	Northside Education dba Atlanta Classical Academy	TSW	\$945,536	Aug-16	5%
Kennesaw State University - Generator Pads	Kennesaw, GA	Board of Regents of the University System of GA	Womack & Associates	\$649,681	Mar-16	0%
Roam IV - Tenant Improvement	Atlanta, GA	15	DAEDALUS design & innovation	\$1,511,156	Feb-16	10%
Georgia State University ADA Upgrades	Atlanta, GA	Board of Regents of the University System of GA	Peachtree Architects, LLC	\$439,879	Jan-16	25%



**A305 - Question 3.5**  
**Macallan Construction | 5-Year Historical Projects as of May 2021**

NAME OF PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT AMOUNT	DATE OF COMPLETION	% SELF PERFORMED
Governors Ridge Office Park (1642 Powers Ferry)	Marietta, GA	1642 LLC	Mike Fleming	\$68,000	Jan-16	95%
Southern Institute of Aesthetics - Tenant Improvement	Atlanta, GA	Southern Institute of Aesthetics	Square Feet Studio	\$421,749	Dec-15	2%
Sweetwater & Fair Oaks Tennis Buildings	Marietta, GA	15	Sutton Architectural Services	\$1,689,202	Nov-15	5%
Lost Corner	Sandy Springs, GA	City of Sandy Springs	KW Architecture	\$443,823	Oct-15	15%
Hines Residence	Atlanta, GA	Hines	J Ryan Duffey Architects	\$1,396,559	Oct-15	15%
* These are five year master contracts with between 50-100 individual jobs underneath them over the five years.				<b>\$58,445,760</b>	<b>TOTAL</b>	

\$11,689,152.00 Average Over 5 Years



**A305 - Question 3.6  
Macallan Construction | Key Individuals as of May 2021**

EMPLOYEE NAME	TITLE	YEARS OF CONSTRUCTION EXPERIENCE	PRESENT COMMITMENTS
Michael Minutelli	Managing Principal	24	Ongoing Management of Business
James L. Rhoden, III	Managing Principal	24	Ongoing Management of Business
Dean de Freitas	Managing Principal	28	Ongoing Management of Business
Christian F. Jacobsen	Vice President	28	Manages Construction Department and all Projects
Michael Benton	Preconstruction Manager	25	Preconstruction
Bill Tracy	General Superintendent	21	Ponce City Market
Heather Hardie	Sr. Project Manager	21	Georgia State University Library, Ponce City Market
Belarmino Romero	Office Engineer	2	Preconstruction, Peachtree Hills Place
Tad Glasscock	Superintendent	17	Georgia State University Library
Bevan Cobbs	Superintendent	15	Ravinia Pergola

**A305 - Question 4.1**

**Macallan Construction Trade References**

TRADE REFERENCE	PHONE	CONTACT
Sluss & Padgett	770-246-6073	Jimmy Padgett
Universatech Electric	770-560-9433	Sia Vojdani
Regal Services	770-579-8155	Larry Boardman
Crabapple Roofing	770-986-9880	Gary Anderson
Pierre Construction Group	404-297-9150	Collins Westcott

# CERTIFICATE OF INSURANCE

35

**GSU SCULPTURE STUDIO**  
Higher Education Adaptive Reuse  
(Reclaimed Wood Wall)

# Certificate of Insurance



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
01/26/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).


<b>PRODUCER</b> Sterling Seacrest Partners, Inc P O Box 724137  Atlanta GA 31139		<b>CONTACT NAME:</b> Mark Mason <b>PHONE (A/C, No, Ext):</b> (678) 424-6500 <b>E-MAIL ADDRESS:</b> mmason@sspins.com		<b>FAX (A/C, No):</b> (678) 424-6527	
<b>INSURED</b>  Macallan Construction LLC 1642 Powers Ferry Rd Ste 250  Marietta GA 30067		<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>	
		<b>INSURER A:</b> Selective Way Insurance Co		26301	
		<b>INSURER B:</b> Selective Ins Co of America		12572	
		<b>INSURER C:</b> Starstone Specialty Insurance Company		44776	
		<b>INSURER D:</b> Sirius Specialty Insurance Corporation		38776	
		<b>INSURER E:</b>			
		<b>INSURER F:</b>			

**COVERAGES**                      **CERTIFICATE NUMBER:** 21-22 Macallan Const                      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> XCU Included <input checked="" type="checkbox"/> Contractual Liability GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			S2372996	02/01/2021	02/01/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 15,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			S2372996	02/01/2021	02/01/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 0 <input type="checkbox"/> CLAIMS-MADE			S2372996	02/01/2021	02/01/2022	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	WC9043708	02/01/2021	02/01/2022	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Leased/Rented Equipment			S2372996	02/01/2021	02/01/2022	Limit 200,000 Deductible 1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

<b>CERTIFICATE HOLDER</b>	<b>CANCELLATION</b>
"For Informational Purposes Only"	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  AUTHORIZED REPRESENTATIVE 

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ACORD 25 (2016/03)

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# PERFORMANCE & PAYMENT BONDS



**GEORGIA STATE UNIVERSITY**  
Higher Education Renovation

# Bonding Information

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## **BONDING INFORMATION**

**Jonathan Hollister**  
Hartford Financial Services Group  
(770) 730-3445  
Jonathan.Hollister@thehartford.com

3655 North Point Parkway, Suite 250  
Alpharetta, GA 30005

# Performance Bonds

---

## **Sterling Seacrest Pritchard**

2500 Cumberland Parkway SE  
Suite 400  
Atlanta, GA 30339

678.424.6500 office  
678.424.6527 fax

[www.sterlingseacrest.com](http://www.sterlingseacrest.com)

April 30, 2021

RE: Macallan Construction, LLC – Surety Prequalification

To Whom It May Concern:

I am pleased to confirm that Macallan Construction, LLC is a valued surety client of the Sterling Seacrest Partners and the Hartford Casualty Insurance Company. In our opinion, Macallan Construction, LLC is capably managed and equipped and financially qualified to successfully perform the work they undertake.

Hartford Casualty Insurance Company is prepared to issue Bid, Performance and Payment Bonds on behalf of Macallan Construction, LLC up to \$20,000,000 on any single project, within an aggregate limit of \$40,000,000 and they would favorably consider bonds in excess of these limits on a case-by-case basis. Issuance of any bonds by the surety is subject to its satisfactory review of the contract documents, bond forms, project financing and their normal underwriting requirements at the time bonds are requested.

Hartford Casualty Insurance Company is rated A+/XV (Superior) by the A.M. Best Company and is certified as an acceptable surety by the U.S. Department of the Treasury.

I am a licensed and appointed agent of the Hartford Casualty Insurance Company and hold their power-of-attorney to issue Bid, Performance and Payment Bonds on behalf of our mutual clients.

We offer you our highest recommendation for Macallan Construction, LLC.

Very Truly Yours,

Hartford Casualty Insurance Company



Douglas L. Rieder  
Attorney-in-Fact

Stronger Together | SSP



# LITIGATION

# 5

**ALPHARETTA ARTS CENTER**  
Community Renovation

# Litigation

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**LITIGATION  
HISTORY**

No active or pending litigation with an Owner within the past five (5) years.

# RELEVANT PROJECTS

**OMNI HOTEL**  
Retail/Hospitality Renovation

# Relevant Projects

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**GEORGIA INSTITUTE  
OF TECHNOLOGY**  
**755 MARIETTA STREET**  
Atlanta, Georgia

**PROJECT COST**  
\$1,115,000

## **PROJECT DESCRIPTION**

Built in 1978, this former jewelry store now houses the Enterprise Resource Planning (ERP) department on Georgia Tech's campus. Phase One of this project included the demo and renovation of 12,276 SF adapted reuse of warehouse space into a creative office, training and team collaborative space. Phase Two included additional interior scope and exterior and sitework upgrades.

**SERVICES RENDERED**  
CM @ Risk

## **OWNER REFERENCE**

Liz Punch  
Georgia Institute of Technology  
*(Liz Punch is no longer employed at GT)*



Fenella Bryant  
Construction Project Manager  
(404) 385-5143  
[fenella.bryant@facilities.gatech.edu](mailto:fenella.bryant@facilities.gatech.edu)

## **ARCHITECT REFERENCE**

Eric Clementi, Schneider Wright Inc.  
(678) 339-0051 | [emc@swiarch.com](mailto:emc@swiarch.com)



## **CONSTRUCTION METHODS**

Structural Steel, Masonry, Higher Education, Office, Classroom, Urban, Adaptive Reuse

# Relevant Projects



## KIRKWOOD MIXED USE

Atlanta, Georgia

### PROJECT COST

\$994,000

### PROJECT DESCRIPTION

This 75-year old free-standing building next to Kirkwood's police station and across from its public library used to house a former under-the-table casino with an upstairs nightclub. Macallan was tasked with the renovation of a this 2-story building for a neighborhood bakery and butcher shop on the first floor and a residence on the second floor.

Significant structural modifications were required as well as mechanical, electrical, and plumbing infrastructure installations to support the commercial kitchens being built.

### SERVICES RENDERED

Construction

### OWNER REFERENCE

Margaret Hofland  
(678) 907-8892  
mhofland59@gmail.com

### ARCHITECT REFERENCE

Tony Beasman  
Office of Design  
(404) 214-5797  
tony@officeofdesignarch.com

### CONSTRUCTION METHODS

Wood Frame Structure, Structural Steel, Retail, Residential, Historic, Urban, Adaptive Reuse



# Relevant Projects

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## **THE DEPOT AT EMORY UNIVERSITY**

Atlanta, Georgia

### **PROJECT COST**

\$519,564

### **PROJECT DESCRIPTION**

Macallan executed the renovation of a 100 year old historic train depot known as “Dooley’s Den at The Depot” on the Emory University campus. The restaurant was operating as a deli and now houses a Kaldi’s Coffee Roasting Co. branded dining establishment. This 2,000 SF renovation included a new kitchen layout, addition of front of house coffee shop millwork and equipment, and the general modernization of the interior finishes.

### **SERVICES RENDERED**

Construction

### **ARCHITECT REFERENCE**

Blake Burton

Square Feet Studio

(404) 688-4990

lake@suarefeetstudio.com

### **CONSTRUCTION METHODS**

Wood Frame Structure, Retail, Restaurant, Historic, Urban



# Relevant Projects

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## GEORGIA STATE UNIVERSITY SCULPTURE STUDIO

Atlanta, Georgia

### PROJECT COST

\$940,235

### PROJECT DESCRIPTION

Macallan executed the design and build process for the relocation of the current sculpture studio from its existing facility into a 10,000 SF, 80-year-old warehouse structure at 246 Edgewood Avenue.

Macallan added value to this project by suggesting exposing the ceiling and using the reclaimed wood to create an accent wall. This project had specialized MEP requirements including dust control, ventilation and metal particle controls. The storefront studio is a creative workshop equipped with state-of-the-art tools for their wood studio, metal studio, foundry and digital studio. The studio also features a storefront presentation/gallery where students will critique work and for visiting artists to give small lectures.



### SERVICES RENDERED

CM @ Risk

### OWNER REFERENCE

Brian Carroll  
Georgia State University  
(404) 413-0700 | bcarroll@gsu.edu

### ARCHITECT REFERENCE

Sara Hawker  
Decarlo-Hawker Architects  
(404) 606-5344  
sara@decarlohawker.com



### CONSTRUCTION METHODS

Structural Steel, Masonry, Historic,  
Higher Ed, Urban, Adaptive Reuse



# Relevant Projects



## **ALPHARETTA ARTS CENTER**

Alharetta, Georgia

### **PROJECT COST**

\$2,981,494

### **PROJECT DESCRIPTION**

The former Alharetta Public Library located on Canton Street was renovated into a 10,000 SF arts center that features multiple visual arts studios, clay studio, digital media studio, black-box theater studio, gallery exhibits and art events. The renovation included building additions, high end modern finishes, an energy efficient value engineered light fixture package, design-build AV system, and a VRF HVAC system. Macallan managed significant logistical challenges due to the space available, the time constraints of the project, and working in an active neighborhood.

### **SERVICES RENDERED**

Construction

### **OWNER REFERENCE**

Scott Campbell  
Construction Manager  
City of Alharetta  
(678) 297-6227  
sjcampbell@alharetta.ga.us

### **ARCHITECT REFERENCE**

Nicholas Purcell  
Houser Walker Architecture  
(404) 633-4264 - Ext. 108  
nicholas@houserwalker.com

### **CONSTRUCTION METHODS**

Structural Steel, Re-skin, Municipal, Adaptive Reuse



# ADDITIONAL PROJECTS

**ROAM INNOVATIVE  
WORKSPACE**  
Office/Retail Renovation

# Additional Projects



## OMNI HOTEL AT CNN CENTER

Atlanta, Georgia

### PROJECT COST

\$9,996,227

### PROJECT DESCRIPTION

Macallan executed the renovation of South Tower public areas including existing motorcourt lobby, lobby space and corridor, dining area, and living room bar.

Renovations also included the lobby seating area to create a coffee shop and retail area, existing offices to create a new sports bar equipped with a full kitchen, and existing retail space to create office space and restrooms.

### SERVICES RENDERED

Construction

### OWNER REFERENCE

Ryan Raedisch  
Senior Manager  
Capital Projects  
(214) 283-8541  
[Ryan.raedisch@omnihotels.com](mailto:Ryan.raedisch@omnihotels.com)

### ARCHITECT REFERENCE

Harrison Boyd,  
C + TC Design Studio  
(770) 676-7625  
[hboyd@ctcdesignstudio.com](mailto:hboyd@ctcdesignstudio.com)

### CONSTRUCTION METHODS

Heavy Demolition, Structural Steel, Re-skin, Restaurant, Retail, Hospitality, Office, Urban



# Additional Projects



## **THE BATTERY (GOOD GAME, THE VOID, GARDEN & GUN CLUB)**

Atlanta, Georgia

### **PROJECT COST**

\$2,909,048

### **PROJECT DESCRIPTIONS**

Macallan has completed several projects at the Battery Atlanta, including Good Game, The Void, and Garden & Gun Club.

**GARDEN & GUN CLUB** restaurant, 1,780 SF is a sleek, polished, and mixed with antique and traditional elements like a China cupboard and sculptures from around the South throughout the space—a familiar aesthetic to fans of the magazine.

**GOOD GAME** is a 7,500 SF buildout of a restaurant/bar with 7 golf simulators. Includes new kitchen, addition of grease line, new Make Up Air unit and Pollution Control Unit, high-end millwork, tile flooring and wall finishes, wood paneling, custom metal/glass fabrications.



**THE VOID** is a 8,000 SF buildout of a high-tech entertainment facility used for immersive virtual reality. The buildout includes taking a shell space and adding plumbing for restrooms and pantry, new raised flooring, high-end lighting with extensive controls, new entrance and patio area

*(See next page)*



# Additional Projects

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## SERVICES RENDERED

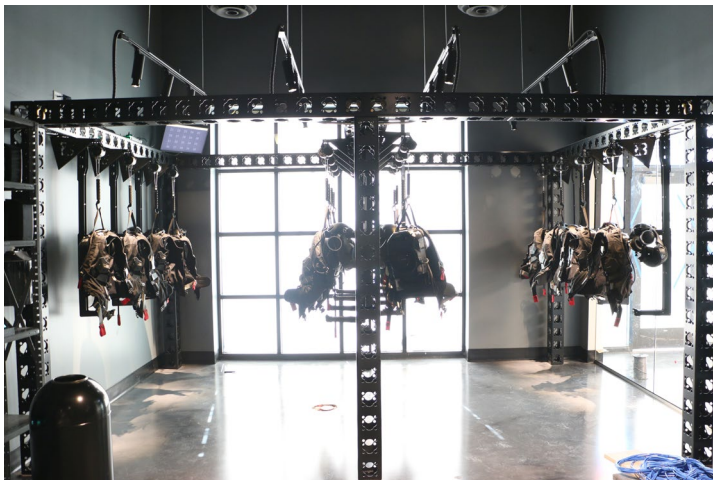
CM @ Risk (Good Game)  
Construction (All Others)

## OWNER REFERENCE

Billy S. Rowland  
Senior Director of Operations,  
The Battery Atlanta  
Braves Development Company  
(404) 569-2185  
billy.rowland@braves.com

## CONSTRUCTION METHODS

Structural Steel, High-end Finishes,  
Retail, Restaurant, Urban



# Additional Projects

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## **GSU LIBRARY NORTH**

Atlanta, Georgia

### **PROJECT COST**

\$3,439,600

### **PROJECT DESCRIPTION**

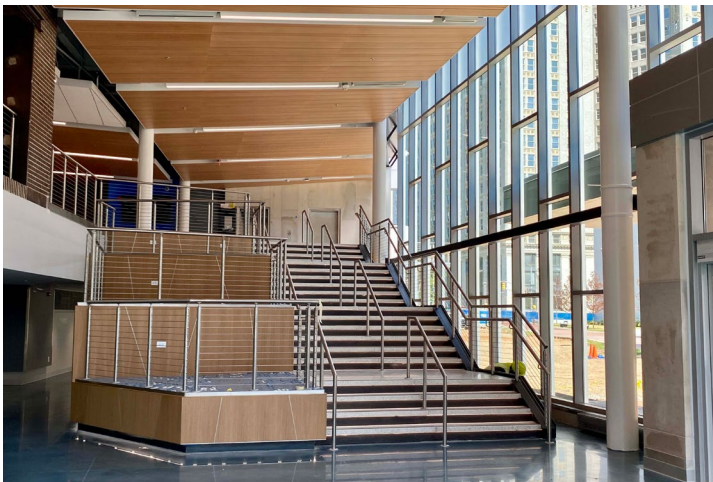
The addition and renovation addresses accessibility to Library North after the demolition of Kell Hall and the creation of a new campus greenway. This project creates a new entrance from the greenway level and will include a lobby, new monumental stair and a pair of elevators. The exterior is clad in glass curtain wall and limestone. The roof will be accessible with pavers and landscaping.

### **SERVICES RENDERED**

Construction

### **OWNER REFERENCE**

Seung Hyun Kim  
Senior Construction Project Manager  
Georgia State University  
(470) 303-9859  
skim241@gsu.edu



### **ARCHITECT REFERENCE**

Sandy Cooper  
Principal  
Collins Cooper Carusi  
(404) 873-0001  
scooper@collinscoopercarusi.com



### **CONSTRUCTION METHODS**

Structural Steel, Masonry, Curtain Wall, Building Addition, Sitework, Higher Ed, Urban

# Additional Projects

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## **PIEDMONT PARK**

Atlanta, Georgia

## **PROJECT COST**

\$1,396,747

## **PROJECT DESCRIPTION**

Macallan completed construction of two 1,200 SF restroom facilities, granite walls, wood arbors and trellis as part of the 30 acre Piedmont Park expansion. This included the \$600,000 stone wall and hardscape package. Macallan Construction met and exceeded owner expectations for cost, quality and schedule.

## **SERVICES RENDERED**

Construction

## **OWNER REFERENCE**

Robert Tysinger  
Senior Project Manager  
Brasfield & Gorrie  
(678) 581-6444  
rtysinger@brasfieldgorrie.com

## **ARCHITECT REFERENCE**

Nadine Levy  
UpBuild Design  
(404) 371-1454  
nadine.levy@upbulddesign.com

## **CONSTRUCTION METHODS**

Masonry, Wood Frame, Hardscapes,  
Parks and Recreation, Urban



# Additional Projects

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**CITY OF ROSWELL  
OLD MILL PARK TRAIL**  
Roswell, Georgia

**PROJECT COST**  
\$522,757

## **PROJECT DESCRIPTION**

The project included the expansion of the existing trail system to incorporate pedestrian and ADA trail access through boardwalks and overlooks. This will allow additional connectivity to the historic mill ruins south of the covered bridge at Old Mill Park at 95 Mill View Avenue.

Additionally, an elevated boardwalk allows visitors to explore a section of the Roswell Mill ruins featuring the old turbine that powered the Mill directly above the site (currently the Roswell Mill Club and other offices) until 1975. The area where the boardwalk and trails are constructed dates back to 1839 when the original structures were constructed.



**SERVICES RENDERED**  
CM @ Risk

**OWNER REFERENCE**  
Taylor Smith  
City of Roswell  
(770) 641-3973  
tsmith@roswellgov.com

**CONSTRUCTION METHODS**  
Wood Frame, Historic Preservation,  
Municipal, Parks and Recreation



# Additional Projects



## **JEWISH FAMILY & CAREER SERVICES**

Atlanta, Georgia

### **PROJECT COST**

\$3,870,941

### **PROJECT DESCRIPTION**

Macallan executed the construction and renovation of the 8,000 SF counseling space while the building remained occupied. Construction and renovation was also completed on the 2,700 SF reception and break-room space, and the 8,300 SF construction of Tools for Independence building.

Other site improvements include new parking, bio-retention and new utilities.

### **SERVICES RENDERED**

CM @ Risk

### **OWNER REFERENCE**

William "Bill" Millkey  
Development Partner  
(404) 255-7535  
bmillkey@adamsre.net

### **ARCHITECT REFERENCE**

Ted H. Taylor  
(404) 261-5772  
tedtaylor@bellsouth.net

### **CONSTRUCTION METHODS**

Structural Steel, EFIS, Office,  
Classroom, Multipurpose Space,  
Nonprofit



# Additional Projects

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## **PEACHTREE HILLS PLACE**

Atlanta, Georgia

### **PROJECT COST**

\$6,055,897

### **PROJECT DESCRIPTION**

The initial phase included construction of four, detached luxury custom home sites. Each cottage is unique with an average area of 4,600 SF with high-end millwork, finishes, appliances, custom windows, and elevators. We are currently finishing up the second phase, these are larger home sites with daylight basements, similarly appointed with one cottage fully customized to accommodate the owner's extensive art collection.

To date, we have had 6 change orders on this project. The first change order is the only one that had a cost associated with it. All of the other change orders are no cost to the owner as we added scope to the project, utilizing the savings we have realized by coming in under our Guaranteed Maximum Price.

### **SERVICES RENDERED**

Design, CM @ Risk

### **OWNER REFERENCE**

Brian Thomas, Isakson Living

(404) 941-1326

bthomas@isaksonliving.com

### **ARCHITECT REFERENCE**

JC Chi, Kuo Diedrich Chi Architects

(678) 244-6270

jc@kdcarchitects.com

### **CONSTRUCTION METHODS**

Wood Framed, Residential, High-end Finishes, Urban, Senior Living



# Additional Projects

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## **CALLANWOLDE FINE ARTS CENTER**

Atlanta, Georgia

### **PROJECT COST**

\$447,486

### **PROJECT DESCRIPTION**

The scope included restoring original foundation walls and preparing them to receive a new greenhouse, installing infrastructure for the greenhouse, and completing selective exterior improvements to the gardener's cottage.

### **SERVICES RENDERED**

Construction

### **OWNER REFERENCE**

Callanwolde Foundation, Inc.  
(404) 872-5338  
info@callanwolde.org

### **ARCHITECT REFERENCE**

Julie Arnold  
Lord Aeck Sargent Architects  
jarnold@lordaecksargent.com



### **CONSTRUCTION METHODS**

Masonry, Addition, Sitework, Historic, Urban

# Additional Projects

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## **CONGREGATION CHILDREN OF ISRAEL**

Athens, Georgia

### **PROJECT COST**

\$918,395

### **PROJECT DESCRIPTION**

Renovation of Sanctuary, Social Hall, and Lobby to include a full replacement of all finishes and upgrades to mechanical, electrical, and plumbing systems. Work also includes replacement of roofing and cutting in new exterior openings for new windows.

### **SERVICES RENDERED**

Construction

### **OWNER REFERENCE**

Mel Berzack  
Congregation Children of Israel  
(770) 331-1457  
berzackmel@gmail.com

### **ARCHITECT REFERENCE**

Nicholas Purcell  
Houser Walker Architecture  
(404) 633-4264  
nicholas@houserwalker.com

### **CONSTRUCTION METHODS**

Structural Steel, Masonry, Re-skin,  
Religious, Nonprofit



# Additional Projects

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## **PONCE CITY MARKET FOOD HALL EXPANSION**

Atlanta, Georgia

### **PROJECT COST**

\$1,217,748

### **PROJECT DESCRIPTION**

Macallan executed a 5,800 SF renovation to convert former retail space into a food hall expansion including six new vendor “kiosk” shell spaces for Ponce City Market. Finishes match the industrial feel of the historic building.

### **SERVICES RENDERED**

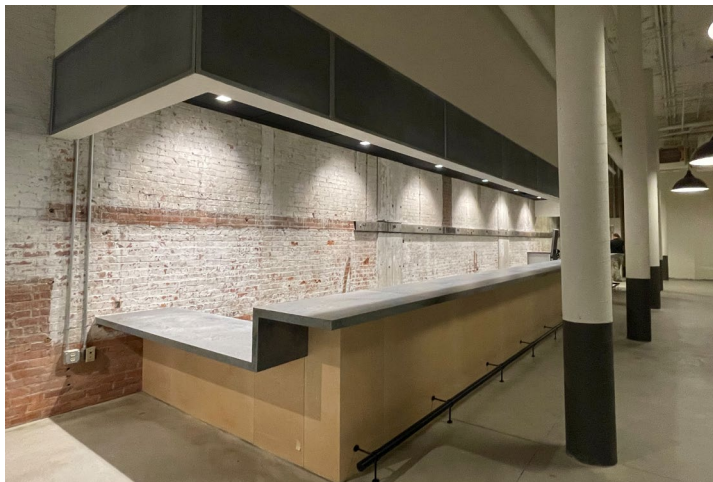
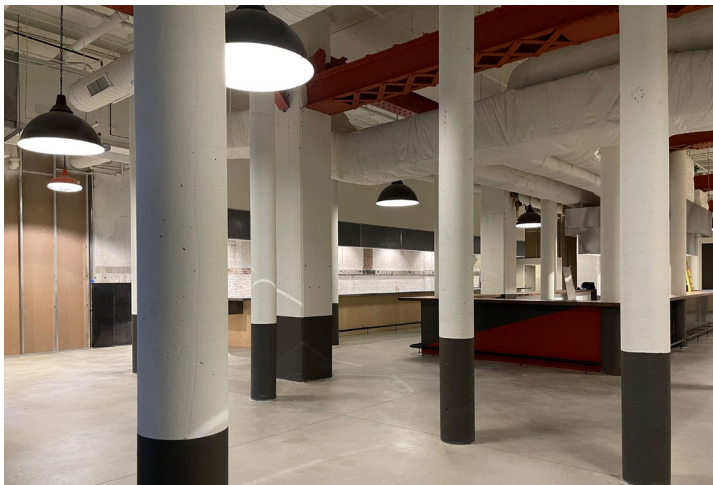
Construction

### **OWNER REFERENCE**

Leah Crawford  
Associate Manager  
(404) 680-1673  
leah.crawford@jamestownLP.com

### **ARCHITECT REFERENCE**

Claire Pardo  
ASD | SKY  
(678) 538-4473  
cpardo@asdnet.com



### **CONSTRUCTION METHODS**

Heavy Demolition, Concrete Frame Structure, Masonry, Historic, Urban, Retail, Restaurant, Adaptive Reuse

# CLIENT REFERENCES

8

**THE DEPOT**  
Higher Education/Retail Renovation

# Client References

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TYPE	NAME	COMPANY	EMAIL	PHONE
Owner Rep	Brian Thomas	Isakson Living	bthomas@isaksonliving.com	(404) 941-1326
Owner Rep	Rusty Collins	House of Cheatham	rcollins@houseofcheatham.com	(770) 414-7283
Owner Rep	Kevin Kern	Grove Street Partners	kkern@gsp-re.com	(404) 312-0414
Owner Rep	Ted Taylor	Plaza Towers	tedtaylor@bellsouth.net	(404) 261-5772
Subcontractor	Sia Vojdani	Universatech	sia.vojdani@universatech.com	(770) 560-9433

# PROJECT TEAM

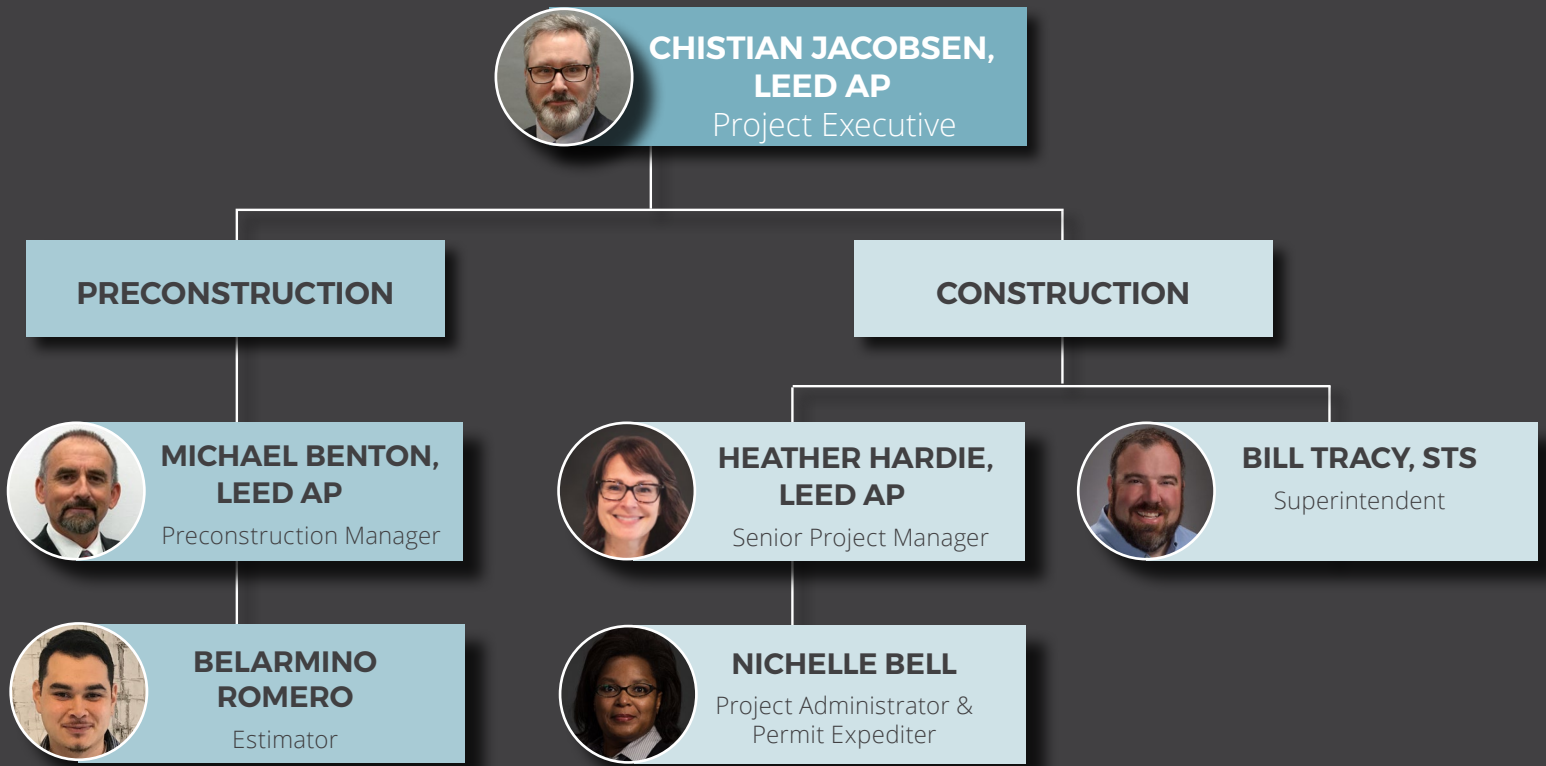
9



**GARDEN & GUN CLUB**  
Retail/Hospitality

# Project Team

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# Project Team



## CHRISTIAN JACOBSEN

Vice President/Project Executive

*Years In Industry: 28*

## EDUCATION

### NORTH CAROLINA STATE UNIVERSITY

Raleigh, North Carolina

*Bachelor of Science,  
Civil Engineering*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

LEED Accredited Professional  
Construction Management  
Association of America  
Advanced Leadership Training  
OSHA 30 Hour Certification  
GSWCC Erosion & Sediment  
Certification (Blue Card)

Jacobsen has over 28 years of Leadership experience in the construction industry including project management and pre-construction with extensive Corporate, Institutional, Healthcare, Hospitality, Mission Critical, Retail and Municipal project portfolios.

Christian began his career at Hardin Construction and has been extremely successful in managing and developing project teams for Turner Construction, DPR, Winter Construction and Balfour Beatty. Prior to joining Macallan, Christian put his skills to work for the global program management and cost consultancy firm Gleeds, helping develop projects with national and international clients.

In his role at Macallan, Christian fosters an environment of teamwork and ensures that strategy is clearly defined while overseeing performance and maintaining morale. His strong communication and client service skills enhance Macallan's process driven management philosophy.

### *Select Representative Projects:*

- Ponce City Market Food Hall Expansion
- Ponce City Market East Passage Modification
- Ponce City Market E Suites Re-demising
- Georgia State University Library North Renovation & Addition
- Omni Hotel at CNN Center Renovation
- Alpharetta Arts Center Adaptive Reuse
- Historic Roswell Mill Trail Extension
- Kirkwood Mixed Use
- Georgia Institute of Technology College of Architecture Auditorium Renovation (*Built 1952*)
- The Commerce Club at 191 Peachtree Adaptive Reuse
- Stone Mountain Historic Train Depot (*Built 1910*)
- The Georgian Terrace Hotel - Conference Center
- Georgia State University Football Stadium Operations
- Marriott Marquis Renovation
- Westin Peachtree Plaza Lobby, Meeting Room & Sun Dial Restaurant Renovation
- Georgia State University 25 Park Place Plaza Redevelopment
- Peachtree Hills Place Senior Living Cottages
- Garden & Gun Club Restaurant @ The Battery
- Good Game by Top Golf @ The Battery
- The Void @ The Battery
- Georgia State University 55 Park Place 11th Floor Renovation
- Georgia State University CEHD 7th Floor Renovation
- UGA Butts-Mehre Football Locker Rooms & Trophy Room
- American BOA Manufacturing Plant Office Expansion
- Georgia Institute of Technology Mason Building Renovation
- Turner Broadcasting Satellite Field Relocation



# Project Team



**MICHAEL BENTON**  
Preconstruction Manager  
*Years In Industry: 25*

## EDUCATION

### UNIVERSITY OF WESTERN ONTARIO

Ontario, Canada

*Studied Biology, Chemistry & Psychology*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

LEED Accredited Professional  
Certified Professional Estimator  
The American Society of Professional Estimators  
Certified Documents Technologist  
US Green Building Council  
VMA – Value Method Associate

Benton is an accomplished Preconstruction Professional with over 25 years of diverse experience within the building trade. His strengths include Conceptual estimating and scheduling from schematic design to final document stage. He has experience with most delivery methods including Design-Build, CM, CMAR as well as hard bid and Task order or ID/IQ contracts.

Michael's experience includes having been part of an Estimating team, a Team Leader or a Precon Manager. Mentoring and training junior staff is consistent with the ASPE cornerstone of learning and education for professional estimators.

Projects range from a few thousand dollars to \$ 10 Billion.

### *Select Representative Projects:*

- The Vinoy Hotel Historic Restoration, St. Petersburg, FL
- Historic Restoration and Addition to The Miami Dade Courthouse
- Historic Ybor City District Restorations; included numerous historical restorations and re-purposing of cigar warehouse/manufacturing facilities into offices, mixed use office/restaurant as well as living (multifamily) suites.
- Several residential historical restorations from small additions and restoration to almost complete restorations on houses from as far back as 1823. Most of these required custom woodworks and specialty work to integrate repairs and upgrades.
- Safety Harbor Resort and Spa Historical restoration of main section with additional meeting/banquet/wedding facilities added.
- Orlando International Airport Expansion
- Orlando County School Board New Construction of High Schools, Middle Schools, and Elementary Schools
- Orange County Convention Center - Food Court, and Ballroom Remodel
- Orange County Convention Center - New Additions of Exhibit Space
- Orange County Convention Center - New East and West Additions
- Volusia County Judicial Facilities - New Buildings and Renovations
- NASA Train Bridge Upgrades and Repairs
- La Quinta - Clearwater New Construction
- Jackson Memorial(Miami) Hospital Additions and Renovations
- Orlando Regional Hospital Additions and Renovations
- Children's Hospital St. Petersburg Hospital Additions and Renovations
- Tampa Hard Rock Casino Addition
- FEDEX Bradenton Facilities Remodel
- Millennium Condominiums - Miami Beach New Construction

# Project Team



**BILL TRACY, STS**  
General Superintendent  
*Years In Industry: 20*

## EDUCATION

### UNIVERSITY OF WISCONSIN STEVENS POINT

Stevens Point, Wisconsin

*Bachelor of Science,  
Business Administration*

*Bachelor of Science, Economics*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

Safety Trained Supervisor (STS)

OSHA 30 Hour Certification

Confined Space, Trenching, and  
Excavating Certified

Silica Awareness Training

GSWCC Erosion & Sediment  
Certification (Blue Card)

Tracy is responsible for coordinating all aspects of project completion in a timely and cost-effective manner, as well as enforcing all safety and quality control policies and procedures as they apply to the project. His major strengths are his communication skills and positive attitude with owners and design professionals. This allows the team to make informed decisions in a timely manner to keep the project heading in the right direction. Bill's ability to make sure that the user agency has input in the function of the space, while keeping with the design intent has won over return clients.

Tracy's 20 years of construction experience has led to successes in multiple markets. Despite being a very capable supervisor of ground up projects, Bill shines on complex renovation projects. Also, he has extended framing experience in both single & multi-family housing. As a Safety Trained Supervisor, he brings expertise in leading team's to zero harm on his projects.

### *Select Representative Projects:*

- Ponce City Market Food Hall Expansion
- Ponce City Market East Passage Modification
- Ponce City Market E Suites Re-demising
- Georgia State University Library North Renovation & Addition
- Omni Hotel at CNN Center Renovation
- Alpharetta Arts Center Adaptive Reuse
- Kirkwood Mixed Use
- Kaldi Coffee Historic Train Depot Adaptive Reuse (*Built in 1916*)
- Georgia State University Football Stadium Operations
- Georgia Institute of Technology 755 Marietta Street Adaptive Reuse
- Westin Peachtree Plaza Lobby, Meeting Room and Sun Dial Restaurant Renovation
- Garden & Gun Club Restaurant @ The Battery
- The Void @ The Battery
- Cobblestone at Park Springs Assisted Living Renovation
- Peachtree Hills Place Senior Living Cottages
- Georgia State University 55 Park Place 11th & 12th Floor Renovation
- Georgia State University CEHD 7th Floor Renovation
- Georgia State University Recreation Center Weight Room Renovation
- Georgia State University 25 Park Place Plaza Renovation
- Teasley Elementary School Addition and Renovation
- Georgia State University Natural Science Center
- Georgia Institute of Technology Student Center Renovation
- Georgia Institute of Technology Whitaker Building
- Georgia Institute of Technology Tech Tower
- Georgia Gwinnett College Academic Building

# Project Team



**HEATHER HARDIE**  
Senior Project Manager  
*Years In Industry: 20*

## EDUCATION

**UNIVERSITY OF SOUTH FLORIDA**  
Tampa, Florida  
*Bachelors of Art, Education*

**GEORGIA INSTITUTE OF TECHNOLOGY**  
Atlanta, Georgia  
*Masters of Science, Building Construction*

## PROFESSIONAL AFFILIATIONS & DESIGNATIONS

LEED Accredited Professional  
OSHA 30 Hour Certification  
CPR Certification  
NAWIC Member

Heather has over 20 years of experience directing and managing a variety of projects in higher education, K-12, hospitality and tenant fit out markets. Heather specializes in complex renovations in occupied facilities. Before joining Macallan, Heather worked for Balfour Beatty and Winter Construction as Project Manager.

In her role as Senior Project Manager, she is responsible for the overall direction, completion, budget, schedule, risk management, quality, and client relationships and needs on Macallan projects. Heather also supervises the work and development of the project team to establish operational priorities and maintains relationships with owners, subcontractors and architects.

Heather's talents include managing and mentoring multiple Project Managers helping guide them in setting goals, in developing success strategies, and in utilizing best practices.

### *Select Representative Projects:*

- Ponce City Market Food Hall Expansion
- Ponce City Market East Passage Modification
- Ponce City Market E Suites Re-demising
- Georgia State University Library North Renovation & Addition
- Omni Hotel at CNN Center Renovation
- Georgia Institute of Technology Alumni Building
- Georgia Institute of Technology Love Building
- Georgia Institute of Technology Mason Building
- Westin Peachtree Plaza Lobby, Meeting Room and Sun Dial Restaurant Renovation
- Georgia Gwinnett College Academic Building C3
- Maynard High School Renovation & New Athletic Fields
- South Atlanta High School Exterior Renovation
- Teasley Elementary School
- First Baptist Church of Jonesboro Recreational Outreach Center
- State of Georgia Administrative Offices at 2500 Peachtree
- Kapsch Traffic Com
- Compass Atlanta New Office
- Gideons Elementary School
- Benjamin E. Mays High School
- South Atlanta High School
- Brandon Primary Center
- Jackson Primary Center
- Center for Disease Control Lab and Central Utility Plant

# AGREEMENT



**PEACHTREE HILLS PLACE**  
Senior Living

# Agreement | Exhibit A

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## LEGAL INFORMATION

Christian Jacobsen, Vice President  
Macallan Construction LLC.  
1642 Powers Ferry Rd. SE, Suite 250  
Marietta, GA 30067

## HOURLY RATE

Project Manager	\$90/HR
Project Superintendent	\$90/HR
Project Engineer	\$65/HR
Project Administrator	\$60/HR
Manager of Preconstruction	\$100/HR
Estimator	\$60/HR
Vice President	\$125/HR

## LABOR BURDEN PERCENTAGE

53%

## MARKUP FOR CHANGE ORDERS

5.5%

## ACCEPTANCE OF AGREEMENT

We have reviewed the agreement between owner and construction manager and acknowledge acceptance.

## GMP CONTRACT

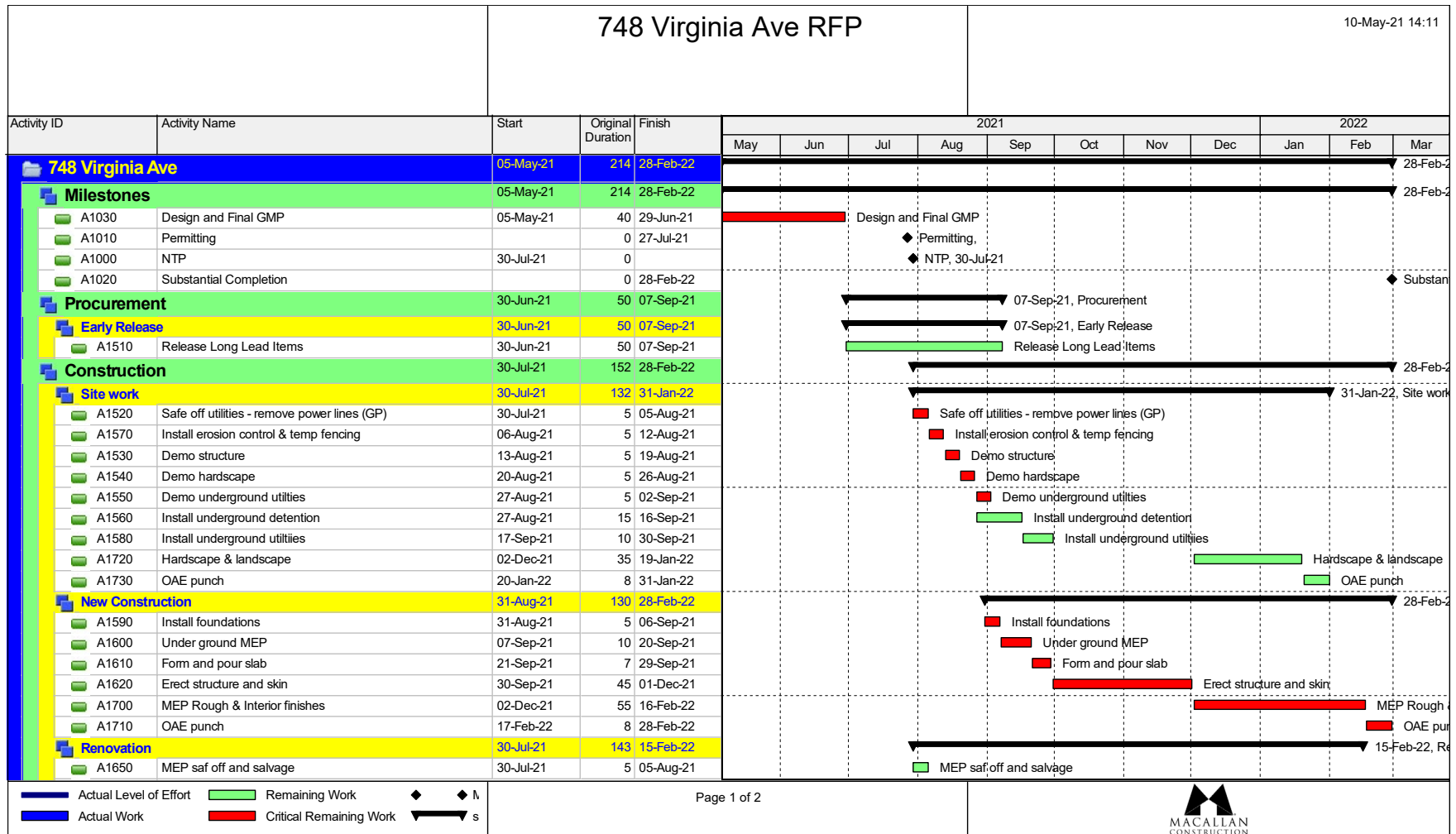
Macallan accepts this will be a GMP contract and owner has stipulated a shared (80%/20%) percentage of savings between the owner and construction manager respectively.

A close-up photograph of a large stack of reclaimed wood planks. The planks are arranged horizontally and show a variety of colors and textures, including natural wood grain, white-painted surfaces, and vibrant red and green painted surfaces. The lighting is soft, highlighting the grain and the imperfections of the old wood.

# PRELIMINARY MILESTONE SCHEDULE

**LOGAN FARMHOUSE**  
Historic Renovation  
(Reclaimed Wood)

# Construction Schedule



# Construction Schedule

		748 Virginia Ave RFP			10-May-21 14:11											
Activity ID	Activity Name	Start	Original Duration	Finish	2021						2022					
					May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
A1630	Demo interior	06-Aug-21	10	19-Aug-21				■								
A1640	Demo roof and skin	20-Aug-21	10	02-Sep-21				■								
A1680	Roof and skin	03-Sep-21	40	28-Oct-21				■	■	■						
A1660	Trench and instal underslab rough	29-Oct-21	8	09-Nov-21							■					
A1670	Pour back slabs	10-Nov-21	10	23-Nov-21							■					
A1690	Interior finishes	24-Nov-21	60	15-Feb-22								■	■	■	■	

■ Actual Level of Effort    ■ Remaining Work    ◆ ◆ M  
■ Actual Work            ■ Critical Remaining Work    ▼ s



# FEE & GENERAL CONDITIONS

**ROSWELL OLD MILL PARK**  
Historic Machine Shop Adaptive Reuse

**Renovations to 748 Virginia Avenue**  
Hapeville, GA

Construction Manager to fill in all cells highlighted in Yellow

**Exhibit B**  
**FEE AND GENERAL CONDITIONS SUMMARY**

<b>Construction Manager:</b>	Macallan Construction
Address:	1642 Powers Ferry Road
	Suite 250
	Marietta, GA 30067

<b>Preconstruction</b> - (from Section 1)	\$0	
<b>General Conditions</b> - (from Section 2)	\$279,405	
<b>Fee (Overhead and Profit)</b>	<u>\$70,000</u>	<i>Insert proposed lumpsum fee</i>
<b>Additional Information</b>		
Cost of 100% Payment and Performance Bonds	<u>\$6,742</u>	<i>Based on probable cost of \$1,300,000</i>
<b>TOTAL - FEES AND GENERAL CONDITIONS</b>	<b>\$356,147</b>	

**Section 1 - Preconstruction**

	Preconstruction	Unit	Qty	Unit Cost	Cost	Subtotals
	Precon-Project Exec/Director - Included in Fee	LS	0	\$ -	\$ -	
	Precon - Project Management	LS	1	\$ 2,500	\$ 2,500	
	Precon - Estimating	LS	1	\$ 14,000	\$ 14,000	
	Prints	LS	1	\$ 500	\$ 500	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
				\$ -	\$ -	
	<b>Lump Sum Preconstruction Cost</b>					\$ -

**Section 2 - General Conditions**

		Unit	Qty	Unit Cost	Cost	Subtotals
<b>Management and Supervision (Including benefits, labor burden)</b>						
	Project Executive - Included in Fee	Wk	0	\$ -	\$ -	
	Project Manager	Wk	35	\$ 1,300	\$ 45,500	
	Suprintendent	Wk	31	\$ 3,400	\$ 105,400	
	Architect CA / Quality Control - Not Included	LSUM	0	\$ -	\$ -	
	Job Clerk / Project Administrator	Wk	31	\$ 550	\$ 17,050	
	Safety Director - Included	Wk	0	\$ -	\$ -	
	Layout - Cost of Work (C.O.W.)	LSUM	0	\$ -	\$ -	
	Assistant PM / PE	Wk	31	\$ 700	\$ 21,700	
			0	\$ -	\$ -	
			0	\$ -	\$ -	
	<b>Subtotal Management and Supervision</b>					\$ 189,650

		Unit	Qty	Unit Cost	Cost	Subtotals
<b>Insurances</b>						
	General Liability Insurance	LS	1	\$ 11,050	\$ 11,050	
	Professional Liability Insurance	LS	0	\$ -	\$ -	
	Builder's Risk Insurance	LS	1	\$ 6,500	\$ 6,500	
			0	\$ -	\$ -	
			0	\$ -	\$ -	
			0	\$ -	\$ -	
			0	\$ -	\$ -	
	<b>Subtotal Insurances</b>					\$ 17,550

		Unit	Qty	Unit Cost	Cost	Subtotals
<b>Field Office</b>						
	Superintendent Vehicle - Included in Staff Rate	Month	0	\$ -	\$ -	
	Superintendent Vehicle Expenses - Included	Month	0	\$ -	\$ -	
	Job Office	Month	7	\$ 900	\$ 6,300	
	Job Office Supplies	Month	7	\$ 75	\$ 525	
	Telephone, Fax, Computers	Month	7	\$ 165	\$ 1,155	
	Plans and Reproductions	LS	1	\$ 1,525	\$ 1,525	

Postage, Supplies, Consumables	LS	1	\$ 1,400	\$ 1,400	
Drone Photos	Month	7	\$ 400	\$ 2,800	
Temp Office Mob & Demob	EA	2	\$ 1,500	\$ 3,000	
Safety Equipment / Project Safety	LS	1	\$ 3,400	\$ 3,400	
		0	\$ -	\$ -	
<b>Subtotal Field Office</b>					\$ 20,105

<b>Temporary Facilities</b>					
Job Toilets	LS	1	\$ 2,300	\$ 2,300	
Ice, Cups, Water	LS	1	\$ 850	\$ 850	
Temporary Fencing	LS	1	\$ 7,500	\$ 7,500	
Temporary Shoring, Saffolding and Bracing - C.O.W	LS	0	\$ -	\$ -	
Pedestrian and Traffic Control - Not Included	LS	0	\$ -	\$ -	
Job Signage, Safety Signage	LS	1	\$ 3,500	\$ 3,500	
Temporary Power (thru subt. Completion)	LS	1	\$ 6,000	\$ 6,000	
Temporary Water	LS	1	\$ 2,000	\$ 2,000	
Dump Fees	LS	1	\$ 9,100	\$ 9,100	
Small Tools and Equipment	Month	7	\$ 250	\$ 1,750	
Temp Heat	LS	1	\$ 2,100	\$ 2,100	
Final Cleaning	LS	1	\$ 2,700	\$ 2,700	
Temporary Protection	LS	1	\$ 2,500	\$ 2,500	
				\$ -	
<b>Subtotal Temporary Facilities</b>					\$ 40,300

<b>Licenses and Fees</b>					
Building Permit	LS	1	\$ 9,100	\$ 9,100	
Water Meter Fees	(By Owner)	0	\$ -	\$ -	
Sewer Tap Fees	(By Owner)	0	\$ -	\$ -	
Associates Fees - Not Included	LS	0	\$ -	\$ -	
Business License - Included in Fee	LS	0	\$ -	\$ -	
Sidewalk Closure	LS	1	\$ 2,700	\$ 2,700	
		0	\$ -	\$ -	
		0	\$ -	\$ -	
		0	\$ -	\$ -	
<b>Subtotal Licenses and Fees</b>					\$ 11,800
<b>Total General Conditions</b>					\$ 279,405