



1642 Powers Ferry Road SE | Suite 250 | Marietta GA 30067 (404) 603-8833



**RESPONSE TO  
REQUEST FOR PROPOSAL FOR POOL DECK RENOVATION, INTERIOR  
RENOVATION AND NEW SITE AMENITIES AT THE CHIMNEY SPRINGS HOME  
OWNERS ASSOCIATION | 2465 HEARTHSTONE CIRCLE, MARIETTA, GA 30062**

**AUGUST 5, 2014**

# Chimney Springs



## COVER LETTER

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August 5, 2014

Pool Ad Hoc Committee  
Chimney Springs Home Owners Association  
C/O Sarah Regitz  
2465 Hearthstone Circle  
Marietta, GA 30062

**Re: *Response to Request for Proposal for Pool Deck Renovation, Interior Renovations and New Site Amenities at the Chimney Springs Home Owners Association***

Thank you for the invitation to submit our company qualifications for the renovations and new site amenities for Chimney Springs Home Owners Association.

We believe this project is a great fit for Macallan in terms of size, scope and experience and we are excited about the potential of partnering again with Chimney Springs HOA.

Our company is separated into two specialized divisions (Macallan Homes & Macallan Construction) and this project is an ideal blend of both fields of expertise. In the attached package, we have included examples of past similar project types where we have successfully merged our commercial and residential building techniques. We can offer the efficiencies and cost effectiveness of a residential contractor combined with the experience, processes and expertise of a commercial contractor that is unlike any other company.

Please don't hesitate to contact me at 404.603.8833 or [mike@macallangroup.com](mailto:mike@macallangroup.com) with any questions or requests for additional information.

Sincerely,

A handwritten signature in blue ink that reads "Michael S. Minutelli".

Michael S. Minutelli  
Managing Member

# Chimney Springs



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# Chimney Springs



## SECTION ONE

### BASIC COMPANY INFORMATION

#### The Macallan Group LLC

1642 Powers Ferry Road SE  
Suite 250

Marietta, Georgia 30067

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

Michael S. Minutelli

[mike@macallangroup.com](mailto:mike@macallangroup.com)

(404) 603-8833 (Office)

(404) 375-5290 (Cell)

(404) 603-8333 (Fax)

12 Years in Business (founded in 2002)

The Macallan Group LLC is an unlimited tier licensed General Contractor (License #GCCO002878) and Principal Michael S. Minutelli is the Qualifying Agent holding the license. **See Appendix for copy of license.**

E-Verify Work Authorization Verification Program User ID/Registration:  
MMIN8754 | Date of Authorization: March 30, 2009.



## SECTION TWO

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### GENERAL STATEMENT OF QUALIFICATIONS

Founded in 2002 in Atlanta, Macallan has continued to grow despite the economic climate of the past few years. The company's growth strategy has been to grow organically without corporate debt and without seeking equity investments from outside sources.

This strategy has served to foster an approach of attention to detail, excellent customer service, and cost effective construction for Macallan clients. Overhead is kept as low as possible in order to pass those savings on to clients and the company has expended significant effort over the past decade developing a solid stable of subcontractors who provide Macallan with excellent service and quality.

Macallan is a relationship based company and a large part of the success experienced to date is attributable to our strategy of forming long term relationships with select clients. We believe strongly in a team approach and offer transparency to clients which they appreciate. At the end of the day, our job is to bring the project in on or under budget and on or ahead of schedule. That is what we strive for and by consistently achieving those goals for our clients, we are able to earn repeat business.

Based in Atlanta, 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, The Macallan Group 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 diverse backgrounds in real estate development, engineering, and general contracting, providing a unique perspective on the needs of our clients. Our goal is to provide value added services to our clients with integrity and professionalism. Macallan's field personnel are some of the most experienced and professional in the southeastern United States. Our employees are trained in the latest building techniques, and are dedicated to providing quality and value to our clients in a safe and environmentally responsible manner.

Macallan's areas of expertise include: clubhouses, multi-family, higher education (including GSU, GT & Emory), historic restoration, medical office, parks and recreation, senior/assisted living facilities, tenant improvements and governmental entities.

## SECTION TWO

### PROFESSIONAL REFERENCES

#### **Canterbury Court Continuing Care Retirement Community**

3750 Peachtree Rd NE, Atlanta, GA 30319

August, 2011 – Present



Canterbury Court is a 300 unit, nine-story, occupied, multi-building, retirement community located in the Buckhead area of Atlanta. In 2011, Macallan was selected as the exclusive contractor to renovate all existing residential units throughout the building on a task order basis.

This project requires a great deal of sensitivity in terms of working in an occupied campus setting with over 500 residents and staff on-site every day. We often work nights and weekends as necessary to meet project deadlines.

*Andrea Price, Executive Director*

Canterbury Court Continuing Care Retirement Community

(404) 231-8255 | [andreaprice@canterburyccrc.org](mailto:andreaprice@canterburyccrc.org)

#### **Sterling Estates Senior Living Community**

4220 Lower Roswell Road, Marietta, GA 30068

2011 – Present



Sterling Estates is comprised of a 90,000 SF main living building with 90 residences and 36,000 SF of independent living units. Macallan completed the construction of the independent living units that featured exterior brick and stone, six (6) elevators, wood truss floors with structural steel components, exterior elevated concrete decks and residential finishes durable enough to

withstand commercial use.

Macallan provides ongoing modifications to the main building including converting two units into one for new occupants as well as any other renovations or upgrades as requested. Additionally, Macallan is building out new space in the terrace level of the independent living units.

*Steve Sodel*

Healthcare Capital

(770) 363-6301 | [ssodel@hccci.net](mailto:ssodel@hccci.net)

## SECTION TWO

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### CONTINUED - REFERENCES

#### **Clarkston City Hall Annex**

Historic Renovation for the City of Clarkston  
September, 2012 – August, 2013



Clarkston City Hall is a 4,500 SF renovation and adaptive reuse of the historic Morris Family House in Clarkston, GA. This property was donated to the city by the family and was originally built in the late 1800's. This conversion had to allow for ADA accessibility and include all of the modern conveniences that are necessary for a government building, including its first ever HVAC system.

This project included a high level of coordination with the City of Clarkston, Bizot Architects, the Owners Representative and the Morris family to ensure that the integrity of the home remained. This project was recently awarded Excellence in Rehabilitation from the Georgia Trust.

*Larry Kaiser, P.E., Owner Representative*  
*Collaborative Infrastructure Services, Inc.*  
(404) 909-5619 | [kaiser@co-infra-services.com](mailto:kaiser@co-infra-services.com)

# Chimney Springs



## SECTION THREE

### PERSONNEL CAPABILITY

Macallan has one corporate office in Atlanta from which we manage all of our work. Macallan currently has thirty-one employees, and we maintain close relationships with a wide array of subcontractors which allows us to scale up if needed on a very rapid basis.

Specific classifications and numbers of employees are as follows:

(2) Principals/Company Owners	(2) Office Engineers
(3) Project Managers	(10) Carpenters/Laborers
(2) Estimator	(1) Controller
(2) Project Administrators	(1) Office Manager
(7) Superintendents/Foreman	(1) Director of Marketing

Our proposed qualified and available key personnel for this project include Principal Michael Minutelli as the Project Executive in charge, Senior Project Manager Dean de Freitas, Construction Manager, Nathan Harbison, Superintendent Allan Willoughby and Office Engineer Allie Burke. We believe this group of individuals provides a very strong and proven team. Each proposed team member is very experienced in their respective roles. Specific information regarding the experience and abilities of each of these individuals is listed below.

#### *Education/Certifications:*

- BS in Building Construction, Georgia Institute of Technology
- MBA, Georgia State University
- Licensed Unlimited Tier General Contractor, State of Georgia
- LEED Accredited Professional

#### *Background:*

Minutelli is a founding Principal of Macallan and has significant construction and operational experience. Prior to founding Macallan, Minutelli worked as a lead project manager for general contractor Brasfield & Gorrie completing a variety of projects including a \$30 million high-rise Medical Office Building in Atlanta and a \$55 million continuous care retirement community in Columbus, as well as numerous other office, hospitality and healthcare projects. Mike's strengths include value engineering, the organization of more complicated projects, and the ability to find creative solutions to project related issues.

#### *Select Representative Projects:*

Garden Hills Pool House | Creekstone Clubhouse | Indian Hills Country Club | Chimney Springs Clubhouse Renovation | Piedmont Driving Club | Canterbury Court CCRC | Sterling Estates Senior Living Community | Walton High School Concession & Bathrooms | Clarkston City Hall Historic Renovation | Georgia State University Task Order Contract | Georgia Tech Paper Science Museum | Emory University PE Building Renovations | Georgia Tech College of Computing | Emory University | Gwinnett County Neighborhood Stabilization Program | Piedmont Park Expansion | Phoebe Sumter Medical Center



**MICHAEL S. MINUTELLI**  
Principal/  
Project Executive

*Years in Industry: 18*

# Chimney Springs



## SECTION THREE

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### *Education/Certifications:*



**DEAN DE FREITAS**  
**Senior Project Manager**

*Years in Industry: 25*

- BSE in Civil Engineering, Tulane University
- Licensed Utility Manager, State of Georgia
- LEED Accredited Professional

### *Background:*

De Freitas joined The Macallan Group in 2007 and his project management abilities and experience have proven invaluable on every project he has managed. De Freitas has been employed in the Construction Industry for over twenty-five years. Dean began his career with George Hyman Construction Company in Bethesda, Maryland and while at Hyman, he worked in the Foundation Group, primarily on underground heavy civil and specialty foundation projects. He later joined Beers Construction Company of Atlanta, Georgia in 1992, and worked in their Healthcare and Heavy Construction Groups.

### *Select Representative Projects:*

Garden Hills Pool House | Creekstone Clubhouse | Indian Hills Country Club | Chimney Springs Clubhouse Renovation | Canterbury Court CCRC | Sterling Estates Senior Living Community | Georgia State University Task Order Contract | Georgia Tech Paper Science Museum | Clarkston City Hall Historic Renovation | Emory University PE Building Renovations | Walton High School Concession & Bathrooms | Emory University Kaminsky Field house | Gwinnett County | Piedmont Park | Sandtown Crossing Medical Office Building | Lindbergh City Center | Centers for Disease Control (CDC)

### *Education/Certifications:*

- BS in Business Administration, South University
- LEED Accredited Professional
- NARI Certified Remodeler

### *Background:*

Harbison has over 17 years experience managing projects in the public and private sectors. Prior to joining Macallan, he worked for Vintage Lumber and Interiors where he was project manager for interior finish projects with values in excess of \$2.5M. Nathan's vast experience and attention to detail on high end finish installations compliments our team approach to working with clients on their projects.

From the preconstruction to project completion, Harbison is a team player whose is highly skilled, organized and has the expertise to manage all phases of the project life cycle.

### *Select Representative Projects:*

Garden Hills Pool House | Creekstone Clubhouse | Indian Hills Country Club | Chimney Springs Clubhouse Renovation | Canterbury Court CCRC | Sterling Estates Senior Living Community | Georgia State University Task Order Contract | Georgia Tech Paper Science Museum | Walton High School Concession & Bathrooms | Clarkston City Hall Historic Renovation | City of Sandy Springs Nature Preserve Center | Governor's Ridge Office Park Corporate Office Buildout | Key Properties Rental Unit Renovations



**NATHAN HARBISON**  
**Construction Manager**

*Years in Industry: 17*

## SECTION THREE

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### *Education / Certifications:*



**ALLAN WILLOUGHBY**  
Superintendent

*Years in Industry: 21*

- Associates in Construction Science, Columbus Tech
- LEED B+C, Lead Renovation, Repair and Painting, Asbestos Removal, GSWCC NPDES Level IA

### *Background:*

Willoughby has been in the construction industry for twenty-one years, and a Superintendent for over fifteen years. His project experience has focused mainly on specialty commercial projects in the higher education, municipal, restaurant and hospitality industries. His extensive experience working on campus projects makes him a perfect fit for Georgia Tech's Task Order Contractor Services.

Prior to being promoted to Superintendent, Willoughby was employed as a skilled tradesman, and has experience in self-performing framing and drywall. Allan uses his field knowledge to serve as a resource to the project team, providing guidance and support throughout construction.

### *Select Representative Projects:*

Garden Hills Pool House | Canterbury Court CCRC | Sterling Estates Senior Living Community | Georgia State University Task Order Contract | Georgia State Training Facility | Clarkston City Hall Historic Renovation | Georgia State Panther's Den | Georgia State COED Restrooms | Georgia Tech Paper Science Museum | Georgia Tech Health Center Renovation | Georgia Tech President's Suite-Bobby Dodd Stadium | Emory University Covered Walkway | Georgia State Sports Arena | Georgia State Kell Hall

### *Education/Certifications:*

- BSCE in Civil & Environmental Engineering, University of North Carolina

### *Background:*

Burke's responsibilities include assisting with the day-to-day dissemination of information, tracking subcontractor contracts and expenditures, preparing daily reports, updating and maintaining all submittal and RFI logs, maintaining job files and as-builts. She also inspects and verifies material deliveries, tracks and prepares change orders, and assists with all close-out documents and procedures.

Burke's attention to detail makes her a valuable asset on Macallan projects.

### *Select Representative Projects:*

Creekstone Clubhouse | Canterbury Court CCRC | Sterling Estates Senior Living Community | Garden Hills Pool House | City of Sandy Springs Nature Preserve Center | Georgia State University Task Order Contract | LakePoint Sports Complex

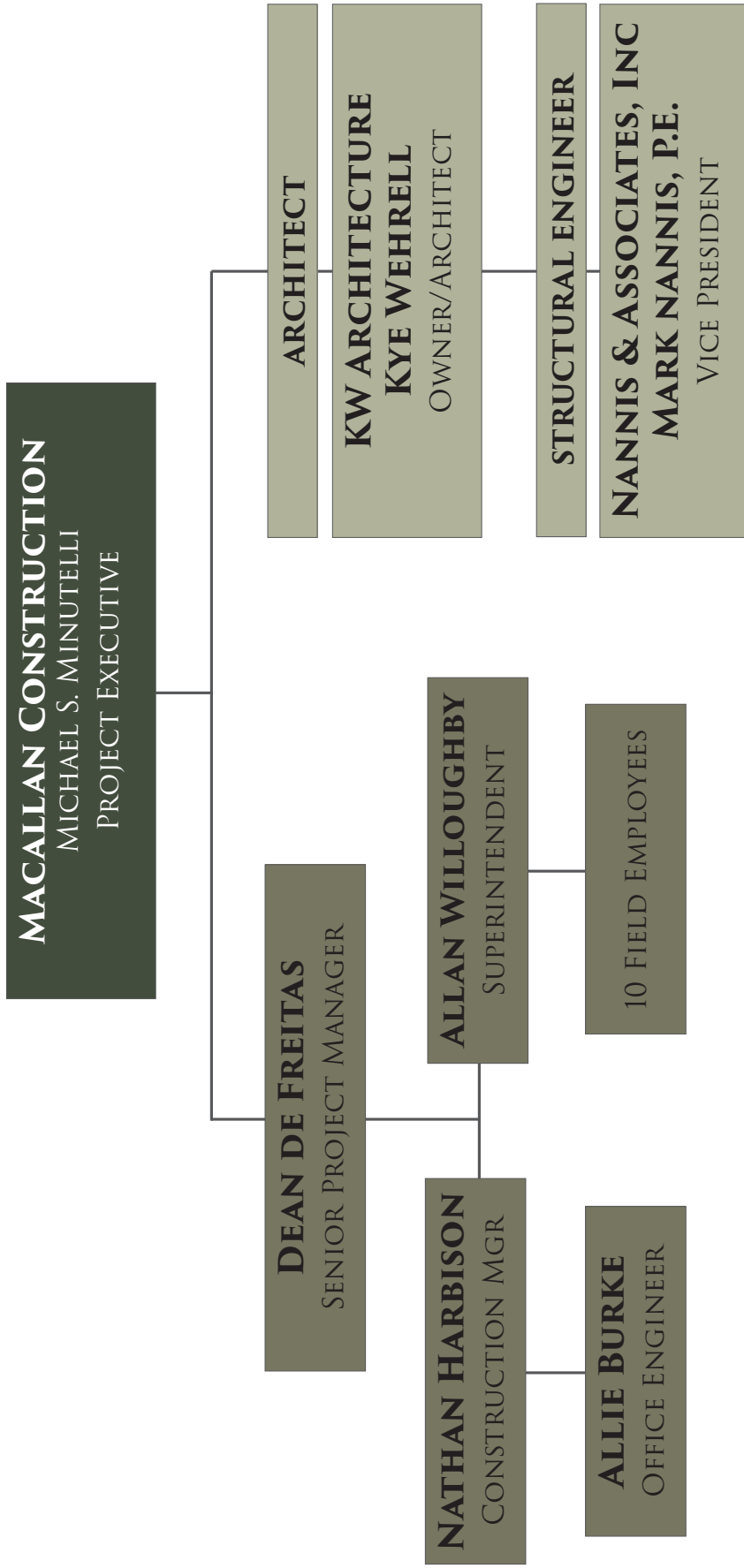


**ALLISON BURKE**  
Office Engineer

*Years in Industry: 1*

# Chimney Springs

## SECTION THREE



# Chimney Springs



## SECTION THREE



Mr. Wehrell is a registered architect with over 25 years of experience. Kye has been responsible as the Senior Project Designer/Architect for designed and built structures valued in excess of \$100 million in his career. The variety of projects commissioned includes; amusement/recreation facilities, sports/exercise facilities, corporate office buildings and tenant interiors,

manufacturing/research development facilities, retail shopping centers, theaters, religious, food service establishments, golf retirement community development, airport land planning, multifamily residential, resort/community clubhouses, new custom residential and restoration/remodel projects.

KW Architecture Inc. is committed to exceeding our client's expectations. A successful project starts by thoroughly understanding our client's design needs, producing the best architectural solution and meeting the project budget while making the process collaborative and enjoyable.

The design and construction process can often take months or years to complete and we pride ourselves in establishing and maintaining a positive, enjoyable and professional relationship with our clients from beginning to end. We want the beauty of the project to not only be about the building but the process and professionalism to get us there.

### *Education/Certifications:*

- Bachelor of Design, University of Florida
- Bachelor of Architecture, University of North Carolina
- Architectural Registration: Georgia

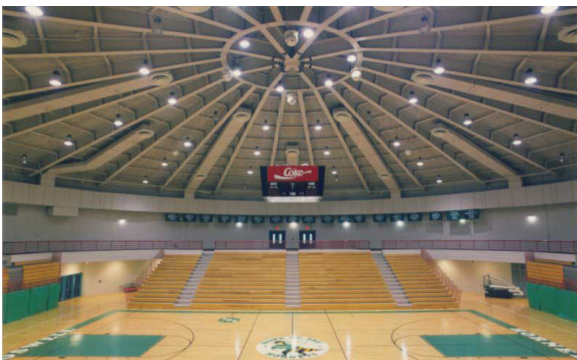
### *Select Representative Projects:*

Chimney Springs Clubhouse Renovation | Horseshoe Bend Country Club New Swim & Tennis Facility, Tennis Viewing Pavilion & Golf Course Bag Drop Station | Windsor Oaks Swim & Tennis Clubhouse | Reynolds Plantation Golf Community Gate House, Golf Course Amenities Buildings & Creek Club Cottages

# Chimney Springs



## SECTION THREE



Nannis & Associates, Inc. is a consulting structural engineering firm offering a full range of structural engineering services. As an outgrowth of a firm established in 1928, Nannis & Associates has deep set roots in the structural engineering field and draws upon the vast experience and expertise of the technical specialists staffed to meet the needs of the client.

During the 75+ years of experience, the firm's members have produced more than 8,000 complete sets of plans and specifications detailing a wide variety and complexity of projects. Also during this time, a project deadline has never been missed, a record to be quite proud of. The experience and expertise of the professional staff extends itself to all aspects of structural engineering and to all types of construction materials.

Nannis & Associates's objective for each project is to achieve optimum results through the use of sound engineering principles, professional ethics and overall project economy. Nannis & Associates utilizes the most cost-effective and up-to-date methods of design and analysis. Methods of solutions range from simple manual evaluation to sophisticated computer analysis (including RISA, STAAD-III, M-STRUDL, ADAPT-PT, and RAM Integrated Structural System which analyzes gravity and lateral forces and designs composite floor and Concrete framed systems based on LRFD, ASD & International Codes.

### *Select Representative Projects:*

Fulton Cotton Mill Historic Renovation | Dunwoody Methodist Church | Adamson Hall University West Georgia | Cumberland Mall Renovation Addition | Kennestone Hospital | Roswell High School Gym | Rialto Theatre Renovation | Lovett School

# Chimney Springs



## SECTION FOUR

### GARDEN HILLS POOL HOUSE

Atlanta, Georgia



#### PROJECT DESCRIPTION

- Contract Amount: \$836,311
- Actual Cost: \$883,151
- Date of Bid: September 2013
- Scheduled Completion Date: April 2014
- Actual Completion Date: May 2014
- Macallan recently completed this design/build project for the Garden Hills Pool and Park Association. It comprised of demolition and new construction of their 3,500 SF pool house facility that included a concession area, commercial restrooms with showers, meeting/event space, pool check-in desk and two offices.



#### OWNER REFERENCE

Jeff Clark  
Garden Hills Pool and Park Association  
(404) 697-1644 | jeffbclark@gmail.com

### INDIAN HILLS COUNTRY CLUB POOL & CLUBHOUSE

Marietta, Georgia

#### PROJECT DESCRIPTION

- Contract Amount: \$1,050,018
- Project Cost: \$1,137,299
- Date of Bid: October 2007
- Scheduled Completion Date: March 2009
- Actual Completion Date: May 2009
- Macallan was contracted to demolish the existing pool clubhouse as well as the two existing pools. The new pool facility consisted of a new 6,000 SF clubhouse with a commercial kitchen with bar and serving area, gathering and common areas, and restrooms capable of serving three new pools constructed by Macallan.

#### OWNER REFERENCE

Jim Rhoden  
Futren Corporation  
(404) 281-1668 | jrhoden@futren.com



# Chimney Springs



## SECTION FOUR

### CHIMNEY SPRINGS CLUBHOUSE RENOVATION Marietta, Georgia



#### PROJECT DESCRIPTION

- Contract Amount: \$395,393
- Actual Cost: \$393,317
- Date of Bid: July 2009
- Scheduled Completion Date: April 2010
- Actual Completion Date: May 2010
- Macallan performed a major renovation to this design/build 3,500 SF two story community clubhouse structure. The scope of work included a complete interior and exterior renovation including the construction of a new kitchen, dining area, great room, office and restrooms. On the exterior, new siding, windows, doors, stone cladding, porches and a new roof were installed.

#### OWNER REFERENCE Chimney Springs HOA

### LOST CORNER NATURE PRESERVE Sandy Springs, Georgia

#### PROJECT DESCRIPTION

- Contract Amount: \$401,000
- Actual Cost: \$417,040
- Date of Bid: September 2013
- Scheduled Completion Date: July 2014
- Actual Completion Date: July 2014
- Macallan was contracted to stabilize, restore and upgrade the Miles Family 1920's bungalow to a public meeting space. The scope included a new metal roof, dormers rebuilt, new porch roof, new electrical wiring, new windows and doors, new exterior entrance public restrooms, ADA accessibility, and new heating units and central air conditioning.

#### OWNER REFERENCE

Ronnie Young  
City of Sandy Springs  
(770) 206-2034 | ryoung@sandyspringsga.gov



## SECTION FIVE

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### CONSTRUCTION COSTS

Cost control is a critical element of any project. We approach cost from a number of perspectives. First and foremost, our familiarity with the current construction market environment gives us a good idea of where cost should be for all major trades prior to receiving subcontractor bids. Thus we can immediately zero in on anything that looks atypical or out of line with what we are used to seeing.

We also believe it is important to make sure we have extensive subcontractor coverage with a minimum of three competitive bids for each trade. This cross section of bid proposals allows Macallan to target the best overall fit for this particular project. It is also important to make sure that the right subcontractors are selected for pricing. For example, you do not want a plumber who has never done multi-family work pricing the job. Macallan works to target the right subcontractors for each job in order to insure that we get the best possible pricing for the Owner.

The second significant aspect of controlling costs is value engineering. Macallan defines value engineering as the process of creatively reducing costs without sacrificing quality or the end result the owner is looking for. If at all possible, we look for alternate construction means, methods, sequencing, or other approaches that save money and get the job done.

### CHANGE ORDER PROCEDURE

Macallan utilizes a full-featured job costing accounting software package as the main tool for monitoring job cost. Our cost control process is broken down as follows:

#### CONTRACT VALUE

A schedule of values is developed for the project based on the project estimate and entered into the system. Any potential change items are entered on a tracking log and updated until the item is finally resolved. Proposed change orders (PCO's) are submitted for items that impact cost. Once these PCO's have been approved and formalized with a change order, the schedule of values is updated to reflect the new contract amount.

#### BUDGET VARIANCE

Once the estimate is finalized and the project moves into the construction phase, the estimate is converted into a job budget broken down into divisions of work and cost codes. This budget is the baseline against which variances, either positive or negative, are measured.

# Chimney Springs



## SECTION FIVE

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### CONTINUED - CHANGE ORDER PROCEDURE

#### **COMMITTED COST**

Formal subcontracts and purchase orders are used for all major items purchased on the project. These values are then committed to the project budget so that variances can be realized prior to accruing actual costs. We use our system to track percent completion for these agreements, as well as pending and approved change orders.

#### **ACTUAL COST**

Invoices and payroll for actual cost incurred on the job are entered weekly, which ensure that all costs are up to date.

#### **COST ENGINEERING**

Project and field management staff receive weekly reports tracking budget variances, labor usage and subcontract status which allows them to react quickly to potential budget issues. In addition, the Project Manager is required to submit to the Project Executive an updated cost projection for the project on a monthly basis.

# Chimney Springs



## SECTION SIX

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### LEGAL

In the twelve year history of Macallan, we had not had any litigation until May, 2011 when a complaint was filed against Macallan based on commitments made by a former partner without the current owners' knowledge or consent. Macallan had nothing to do with this project, never met the owner, and never had a single employee or subcontractor work on the project.

Our former partner has hired counsel and is actively defending the suit per an indemnity agreement he signed with Macallan. The case is currently inactive and the party who filed the suit has been non-responsive for over a year. We anticipate a dismissal of the suit. Please let us know if you have any questions.

Macallan has not filed any claims against clients.

### INSURANCE & BONDING

***Contact persons, addresses, and telephone numbers for your insurance carrier and agent.***

Insurance Carrier Contact Information:  
Ellen Goldstein, Builders Insurance Group  
P. O. Box 723099, Atlanta, GA 31139-0099  
egoldstein@buildersinsurancegroup.com | (678) 309-4024

Agent Contact Information:  
Randy Tanner, President, Tanner, Ballew and Maloof  
5775 Glenridge Drive, NE, Building B Suite 400, Atlanta, GA 30328  
rtanner@tbmins.com | (404) 917-1914

***Contact persons, addresses, and phone numbers for the firm's bonding company and agent.***

Bonding Company Contact Information:  
Jason Howser, Bond Manager, Great American Insurance Company  
160 Clairemont Avenue, Suite 640, Decatur, GA 30030  
jhowser@gaic.com | (404) 334-7780

Bonding Agent Contact Information:  
John Earl, Sterling Risk Advisors  
2500 Cumberland Parkway, Suite 400, Atlanta, GA 30339  
jearl@sterlingra.com | (678) 424-6500

***See copy of Liability Insurance Certificate and Bonding Letter in Appendix***

## SECTION SEVEN

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### FEES

#### PRELIMINARY FEE STRUCTURE

Macallan has completed a number of contracts under the design build contract structure that is proposed by Chimney Springs HOA. Macallan's proposed fee structure for this type of contract would be a cost-plus ten percent fee. The process for arriving and agreeing on a total project budget would be as follows:

**Complete Schematic Budget Pricing** - We have included very high level schematic pricing based on the current schematic drawings. This pricing would need to be more developed taking into account the owner's desired scope and priorities from a programming standpoint. Once the owner's programming and budget is agreed upon, the project team would move forward with construction drawings.

**Construction Drawings/Contractor Pricing** - at this stage in the process the design-build team will complete detailed construction drawings per the scope and budget agreed upon by the owner. Once the drawings are complete, the project costs will be validated by subcontractor and material vendor market pricing.

**Permit Drawings/GMP** - once the construction drawings are completed and the pricing is validated the owner and contractor will agree on a guaranteed maximum price (GMP) to complete the scope of work. Macallan's proposed fee would be 10% of the cost of the work, and all cost incurred on the project would be validated by detailed billings that included back-up of all costs incurred on the project. Any cost overruns beyond the GMP would be the responsibility of the contractor and any savings under the GMP would revert back to the owner.

#### ITEMIZED COST

Please see the itemized costs below for all of the scope of work identified in "Exhibit A". As discussed in our site visit, the overall scope is too generalized at this point in the process to provide detailed pricing. The pricing that we have included is our best estimate of the budget that should be allocated for the each of the projects included in the list. There are a number of variables such as materials used, existing site conditions, intended use requirement, power requirements, etc. that could dramatically impact this pricing. We view this list as a starting point for the owner to make programming and priority decisions and assist in building a preliminary budget and scope of work that will be included in the construction drawing phase. Any scope of work that does not fit within the current budget can be accommodated from a design standpoint and moved into an additional phase of the project.

# Chimney Springs



## SECTION SEVEN

### CONTINUED - FEES

### ITEMIZED COST

DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED COST
<b>Preliminary Schematic Pricing</b>				
Basement Level Clubhouse Modifications	lpsm	1	\$115,000	\$125,000
Trash Bin - Trellis	sf	100	\$40	\$4,000
Pavilion II (16'x24')	sf	384	\$65	\$24,960
Pavilion II - Bar	lpsm	1	\$10,000	\$10,000
Pavilion II - Grille	lpsm	1	\$10,000	\$10,000
Stone Fire Pit	lpsm	1	\$5,500	\$5,500
Tree Planter, 3' tall, abc base mtl. fdn	lf	35	\$80	\$2,800
Tree Planter, Iron Grate	n/a	-		\$0
New Stair Risers (8' wide)	lf	32	\$95	\$3,040
Children Dry Fountain	lpsm	1	\$7,500	\$7,500
New Fence (aluminum, 6' tall)	lf	175	\$28	\$4,900
New Light Poles (match existing)	ea	2	\$4,000	\$8,000
Curved Pergola Feature	sf	220	\$60	\$13,200
Demo. Existing Pool Deck	sf	5,965	\$2	\$8,948
New Grey Concrete Pool Deck	sf	5,965	\$6	\$32,808
Demo. Railing (upper pool deck)	lf	50	\$10	\$500
New Railing (upper pool deck)	lf	50	\$65	\$3,250
Pavilion (16'x18')	sf	288	\$75	\$21,600
Pavilion II - Fireplace	lpsm	1	\$10,000	\$10,000
Pavilion II - Grille	lpsm	1	\$10,000	\$10,000
Demo. Existing Lower Concrete Deck	sf	1,100	\$2	\$1,650
New Grey Lower Concrete Deck	sf	1,100	\$6	\$6,875
Children's Water Mushroom	lpsm	1	\$7,500	\$7,500
New Planter Wall (demo. old wall)	lf	120	\$25	\$3,000
New Planter Wall (cip footing & cmu wall)	lf	120	\$90	\$10,800
New Planter Wall (stone veneer)	sf	1,200	\$22	\$26,400
Permitting	ls	1	\$5,000	\$5,000
<b>Construction Budget Sub-Total</b>				<b>\$367,230</b>
Contractor General Conditions				\$45,904
Architectural Design Fees				\$29,378
Insurance / Builders Risk / Bonding				\$9,181
Overall Project Subtotal				\$451,693
Design / Build Fee & Overhead				\$45,169
<b>Total Project Budget</b>				<b>\$496,862</b>

# Chimney Springs



## SECTION SEVEN

### CONTINUED - FEES

### DETAIL OF CLUBHOUSE MODIFICATIONS

SCHEDULE OF VALUES   CLUBHOUSE RENOVATION		
	ITEM OF WORK	SHELL
200	Demolition	\$3,950
300	Concrete	\$1,500
410	Stone Veneer	\$2,000
500	Steel, structural	\$0
610	Rough Carpentry	\$15,050
620	Millwork / Finish Carpentry	\$5,500
700	Waterproofing / Insulation / Caulking	\$2,000
710	Roofing	\$0
730	Gutters	\$500
740	Break Metal	\$500
820	Storefront Glass & Glazing	\$4,900
830	Doors & Hardware	\$7,500
910	Drywall	\$6,600
960	Flooring	\$9,500
970	Painting	\$6,500
1010	Toilet Accessories	\$7,500
1210	Cabinets / Tops	\$5,000
1400	Elevator	\$0
1530	Fire Sprinklers	\$0
1540	Plumbing & Fixtures	\$22,500
1550	HVAC	\$6,500
1550	Gas Piping	\$1,250
1600	Base Electrical	\$9,500
1610	Light Fixture Allowance	\$3,500
1620	Structured Wiring	\$1,500
1630	Access Control / Security System	\$0
1640	Fire Alarm	\$1,750
	<b>Sub Total Hard Cost</b>	<b>\$125,000</b>
	<b>Grand Totals</b>	<b>\$125,000</b>

# Chimney Springs



## SECTION SEVEN

### CONTINUED - FEES

#### SCHEDULE

The project schedule will be somewhat dependent upon how quickly the owner can make decisions and move the process forward. If the goal is to complete this work prior to the 2015 swim season the project would require a fast-track schedule where all team members are working together to ensure the same common goal. Below is a rough outline of deadlines that would need to be met to meet that 2015 swim season deadline:

Contractor selection	8/15/14
Owner Programming/Develop Overall Project Budget	8/29/14
Construction Drawings/Budget Verification	9/30/14
Value Engineering/GMP/Permit Drawings	10/31/14
Construction	11/1/14 - 4/1/15
FF&E/Owner Move-In	4/1/15-5/1/15

#### SCHEDULE OF HOURLY RATES

Macallan employee labor shall be billed to the project at the following hourly rates:

Superintendent	\$75.00	Project Manager	\$75.00
Master Carpenter	\$45.00	Project Engineer	\$50.00
Carpenter	\$35.00	Project Admin	\$30.00
Carpenter's Helper	\$27.00		
Laborer	\$22.00		

# Chimney Springs



## APPENDIX | GC LICENSE

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**STATE OF GEORGIA**

**Brian P. Kemp, Secretary of State**  
Board for Residential and General Contractors  
General Contractor Company

License No. GCCO002878

Status: Active

**The Macallan Group, LLC**  
**1642 Powers Ferry Rd**  
**Suite 250**  
**Marietta GA 30067**

Expires: 6/30/2016

Issued: 9/7/2010



Real-time license verification is available at [sos.georgia.gov/PLB](http://sos.georgia.gov/PLB)



## APPENDIX | BONDING LETTER

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January 31, 2014

**RE: The Macallan Group – Surety Prequalification**

To Whom It May Concern:

I am pleased to confirm that The Macallan Group is a valued surety client of the Sterling Risk Advisors and the Great American Insurance Company. In our opinion, The Macallan Group is capably managed and equipped and financially qualified to successfully perform the work they undertake.

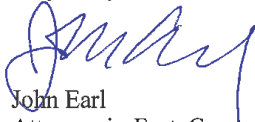
Great American Insurance Company is prepared to issue Bid, Performance and Payment Bonds on behalf of The Macallan Group up to \$5,000,000 on any single project, within an aggregate limit of \$10,000,000 and they would favorably consider bonds in excess of these limits on a case-by-case basis. Issuance 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.

Great American Insurance Company is rated A/XIII (Excellent) 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 Great American 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 The Macallan Group.

Very Truly Yours,



John Earl  
Attorney-in-Fact, Great American Insurance Company

CC: Mike Minutelli, The Macallan Group  
Chester Barnes, Great American Insurance Company, Atlanta, GA