

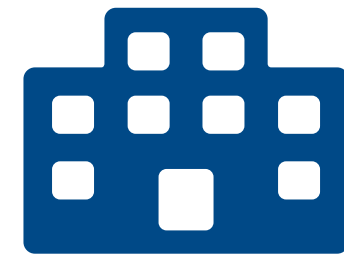


CITY OF POWDER SPRINGS
DESIGN-BUILD SERVICES | MUNICIPAL COMPLEX
INTERVIEW PRESENTATION
SEPTEMBER 9, 2021

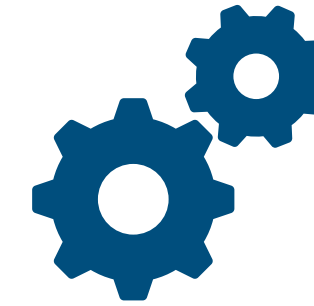
WHY US?



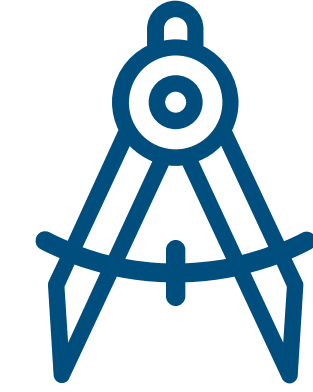
10 YEAR PARTNERSHIP



MUNICIPALITY AND COMMUNITY EXPERIENCE



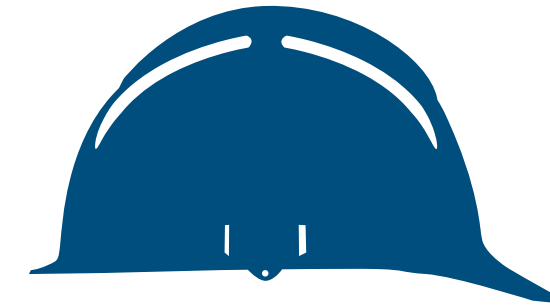
CHARRETTE PROCESS TO MAXIMIZE OPPORTUNITIES



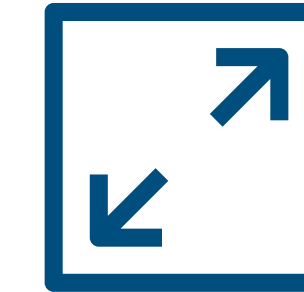
INTERIOR DESIGNERS ON STAFF



\$40 MILLION BONDING CAPACITY



SENIOR STAFF COMMITMENT



IDEAL PROJECT SIZE



EXCELLENT SAFETY RECORD



ALIGNED CULTURE OF TEAMWORK AND INNOVATION



ACCOUNTABILITY AND COMPREHENSIVE RECORD KEEPING



COMMITMENT TO POWDER SPRINGS

MACALLAN CONSTRUCTION



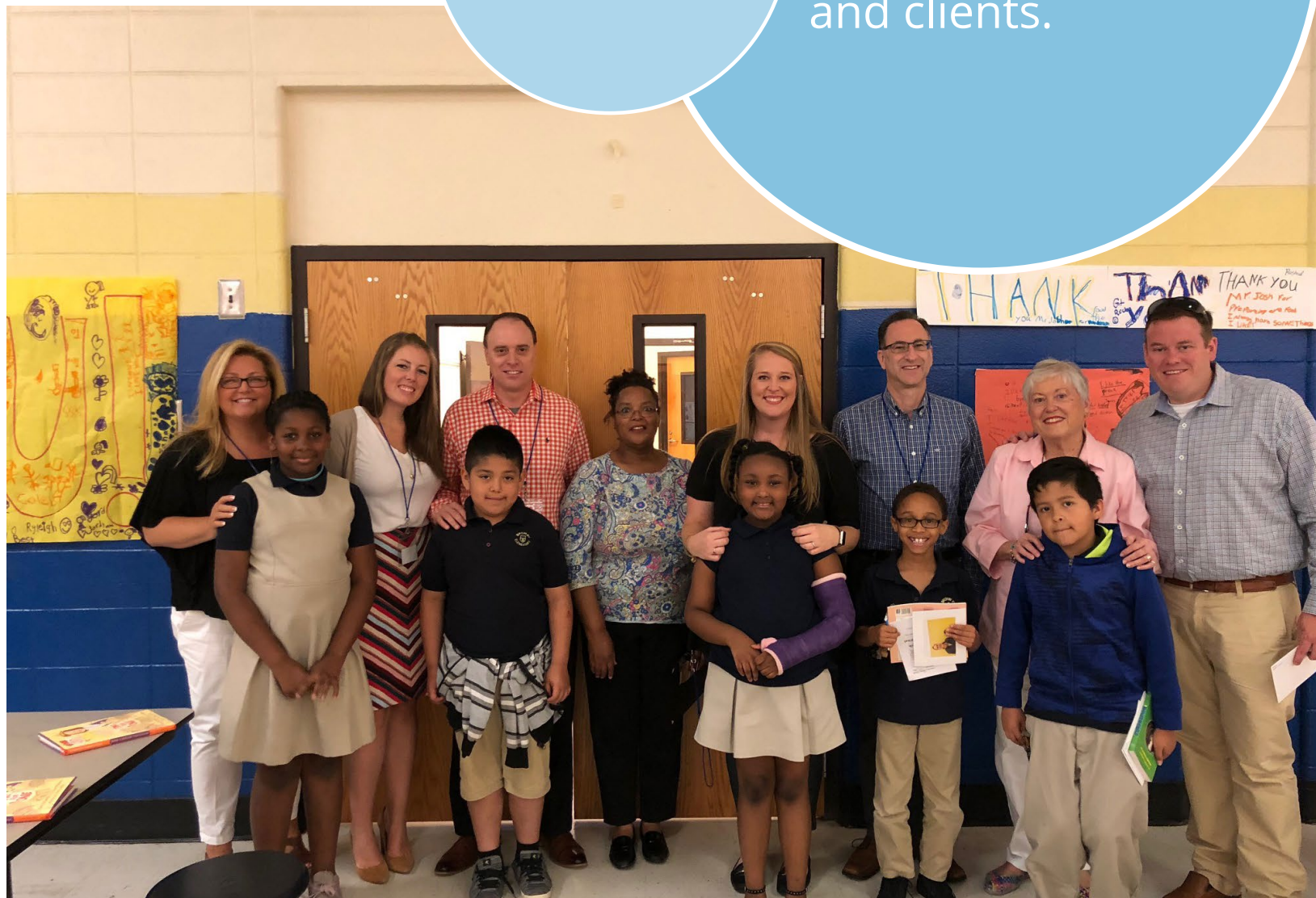
MISSION

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



VISION

A portfolio of companies made successful through synergy and empowerment of our people, enabling them to achieve their personal and professional goals.



TEAMWORK & CULTURE

We are invested in the success of our team!

- Teamwork and collaboration creates synergies at Macallan
- Macallan University
- Keeping our team happy = stable workforce
- We live our mission statement everyday!
- Best Places to Work for the past four years.

PHILANTHROPY

Giving back to our community is a priority!

- Company-wide philanthropy day
- Partnered with Brumby Elementary for Everybody Wins reading program
- Every employee gets philanthropy hours to use every year
- Year round fundraising events for the benefit of non-profits in our community

we serve those who serve others.

1.5 million
*People Whose Lives Are Touched
by a Facility We've Designed*



45 YEARS OF EXPERIENCE



COMMUNITY-FOCUSED



39 TEAM MEMBERS + IN-HOUSE INTERIOR DESIGNERS



COMMUNITY GIVEBACK



improving lives through design.

PROJECT TEAM



one team, one goal.



Nathan Harbison
PROJECT EXECUTIVE



DESIGN TEAM



PRECONSTRUCTION TEAM



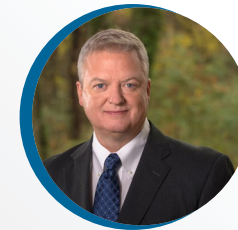
PROJECT MANAGEMENT TEAM



CONSTRUCTION TEAM



ENGINEERING



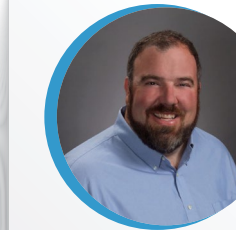
David Strickland
PRINCIPAL



Michael Benton
PRECONSTRUCTION DIRECTOR



Samuel King
SR. PROJECT MANAGER



Bill Tracy
GENERAL SUPERINTENDENT



Mark Hufstetler, P.E. LEED AP
STRUCTURAL ENGINEER



Jonathan Fallin, AIA
PROJECT ARCHITECT



Belarmino Romero
ESTIMATING



Samantha Wilson
OFFICE ENGINEER



Tad Glasscock
SUPERINTENDENT



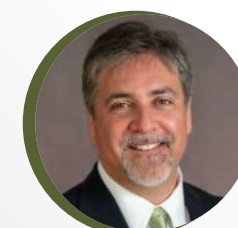
Frank Yarizadeh, P.E., CBCP
MECHANICAL ENGINEER



Scott Arnold
PROJECT MANAGER



Nichelle Bell
PERMIT EXPEDITOR



Ladd Marks, P.E. LEED AP
ELECTRICAL ENGINEER



Courtney Hartwell, RID
INTERIOR DESIGNER

APPROACH TO PROJECT



DISCOVER



Powder Springs project priorities of Design, Budget, and Schedule.

- Initial kick-off meeting with all stakeholders
- Breakdown the 37 day delivery schedule included in the RFP with daily activities and responsibilities

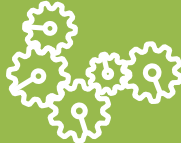
UNDERSTAND



What are the project drivers and tailor the project approach to meet the City's needs

- Present rough order of magnitude budget pricing immediately after project award.
- Refine overall project programming and design to meet the budget and schedule goals

CREATE



A collaborative process that will yield the best results.

- Design, Construction and Owner input will be fully integrated to execute the project roadmap.
- Complete team approach from initial kick-off meeting through construction and project close out.

IMPROVE



Continuously throughout the project to ensure that we deliver the highest quality facility at the best price.

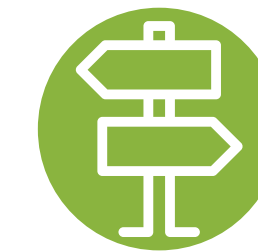
- Leveraging technologies such as Procore to help manage the project allowing the team to stay in constant communication.
- Design/Build approach allows CDH and Macallan to work seamlessly from design/budgeting through submittals, RFIs and project close-out.

DISCOVER

COLLECT INFORMATION



The surrounding context of downtown Powder Springs and its history should be considered in the proposed design.



Owner provided guide post



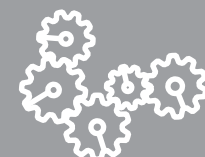
DISCOVER



UNDERSTAND



CREATE



IMPROVE

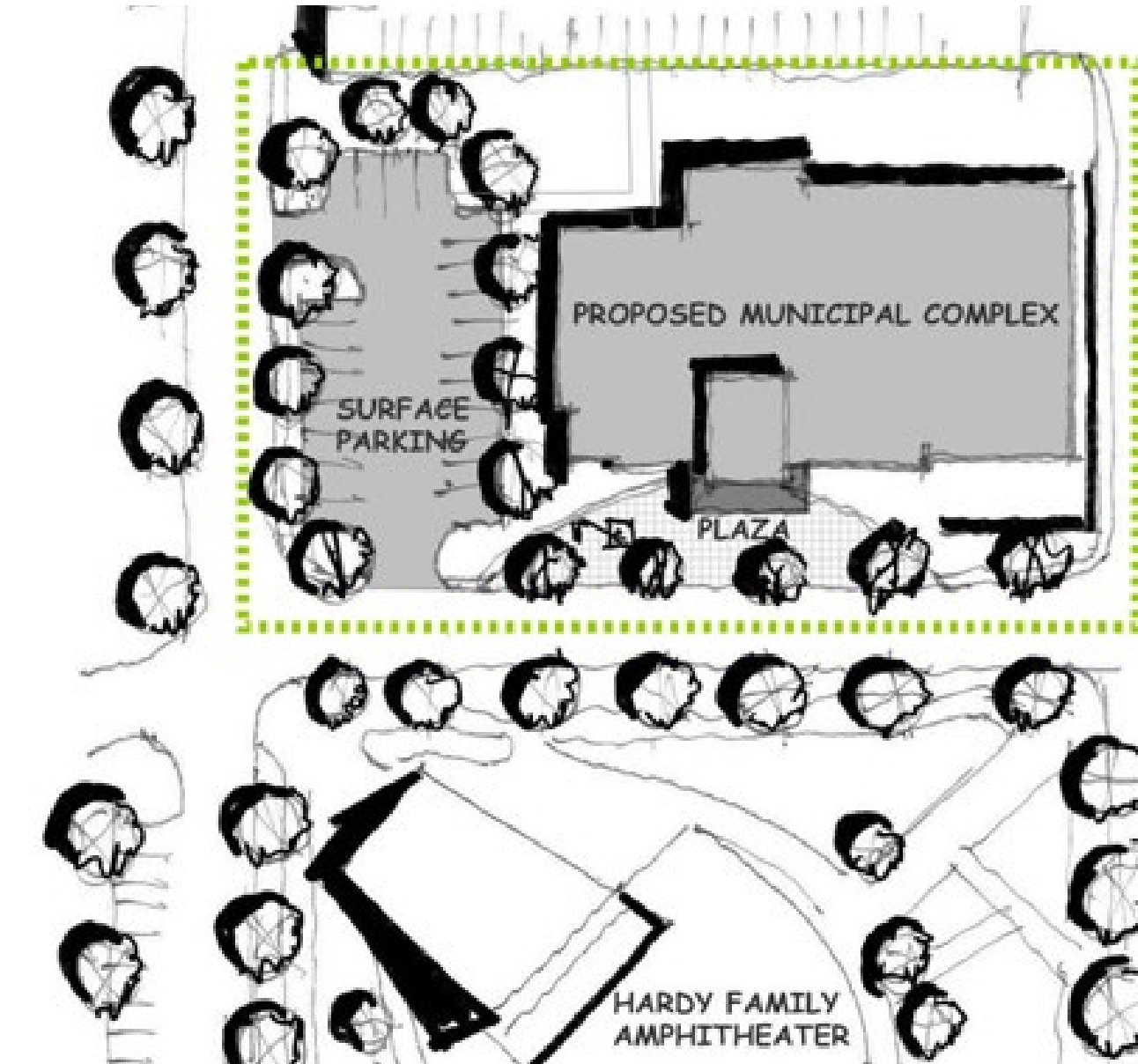
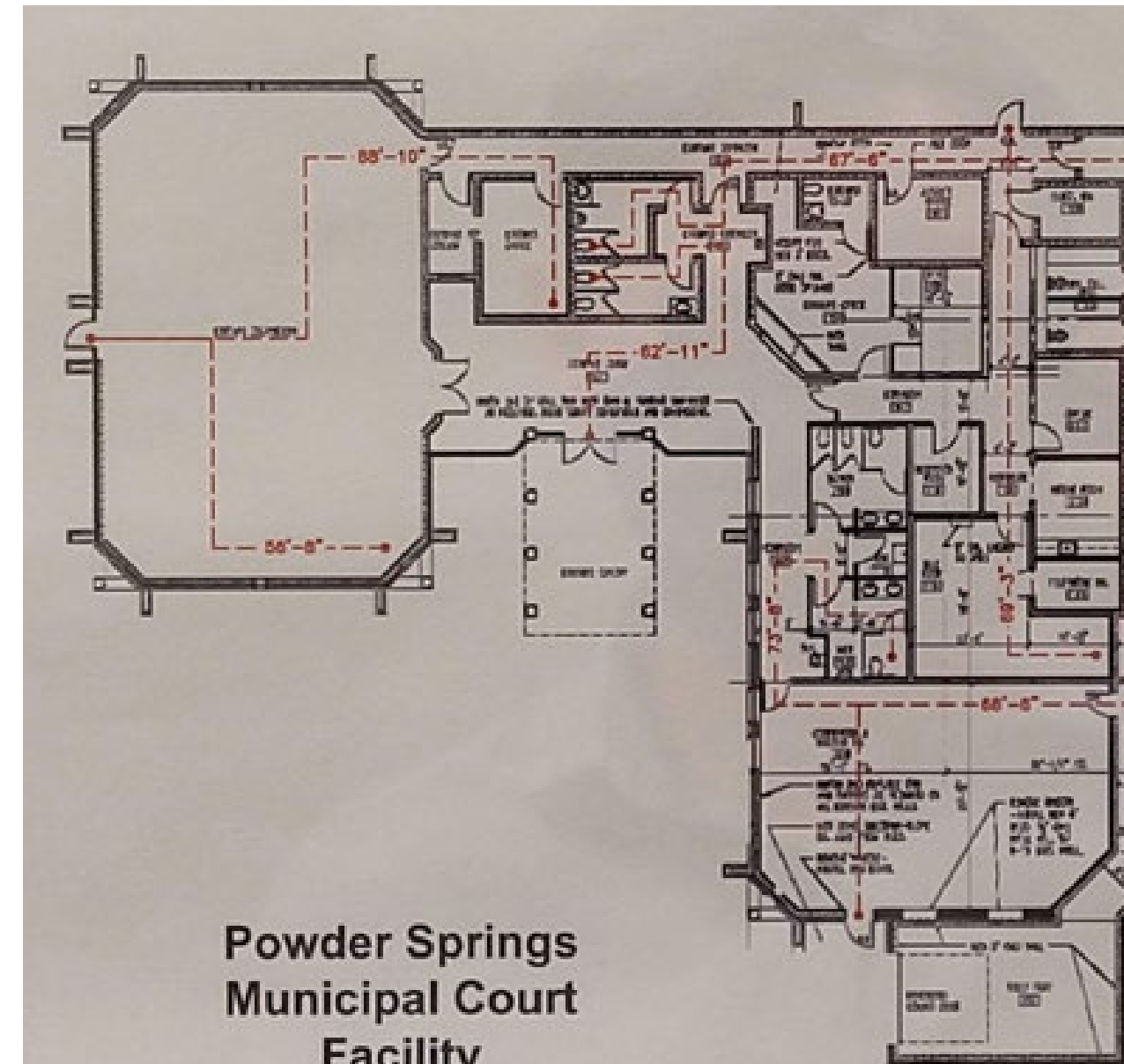


UNDERSTAND

CHARRETTE PROCESS



Community input on potential visuals



Discuss different components of the design

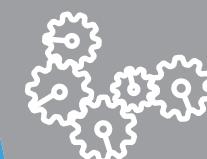
DISCOVER



UNDERSTAND



CREATE



IMPROVE



CREATE

ADDING DEPTH TO DESIGN TOGETHER



Evolution of options and ideas



Powder Springs Design Guiding Aspects

- RFP
- ADDENDA
- PRE-PROPOSAL CONFERENCE
- SURVEY RESULTS (DESIGN STYLE)
- NEW THURMAN SPRINGS PARK DESIGN
- BUDGET
- LOW MAINTENANCE MATERIAL



Historic Elements Integrated into Design

- MASONRY
- GRID WINDOWS
- PUNCHED GLAZED OPENINGS
- COLUMNS
- BUILDING SIGNAGE



Contemporary Elements to Upgrade Design

- COLOR OF BRICK
- BRICK PANELS
- METAL CLADDING ACCENTS
- MATERIAL AND SHAPE OF COLUMNS

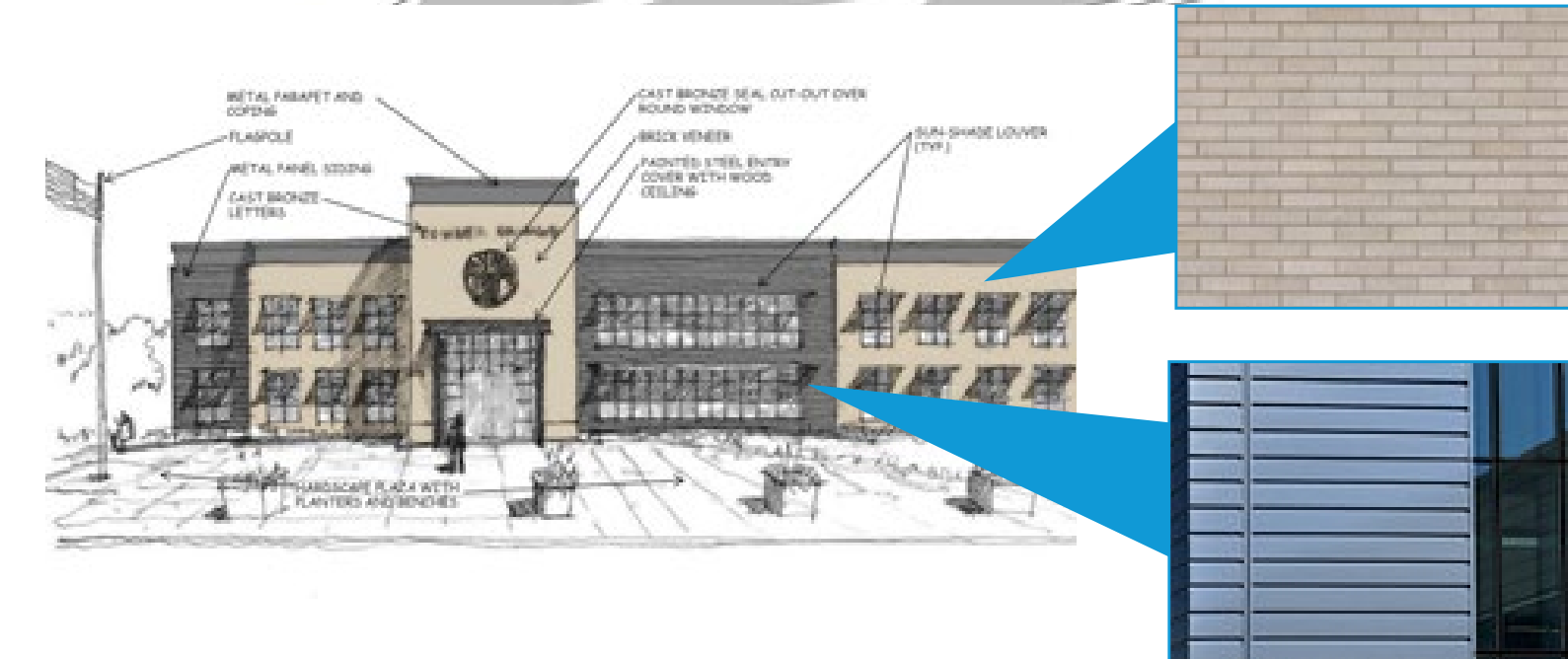
1.



2.



3.



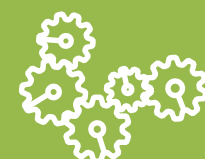
DISCOVER



UNDERSTAND



CREATE

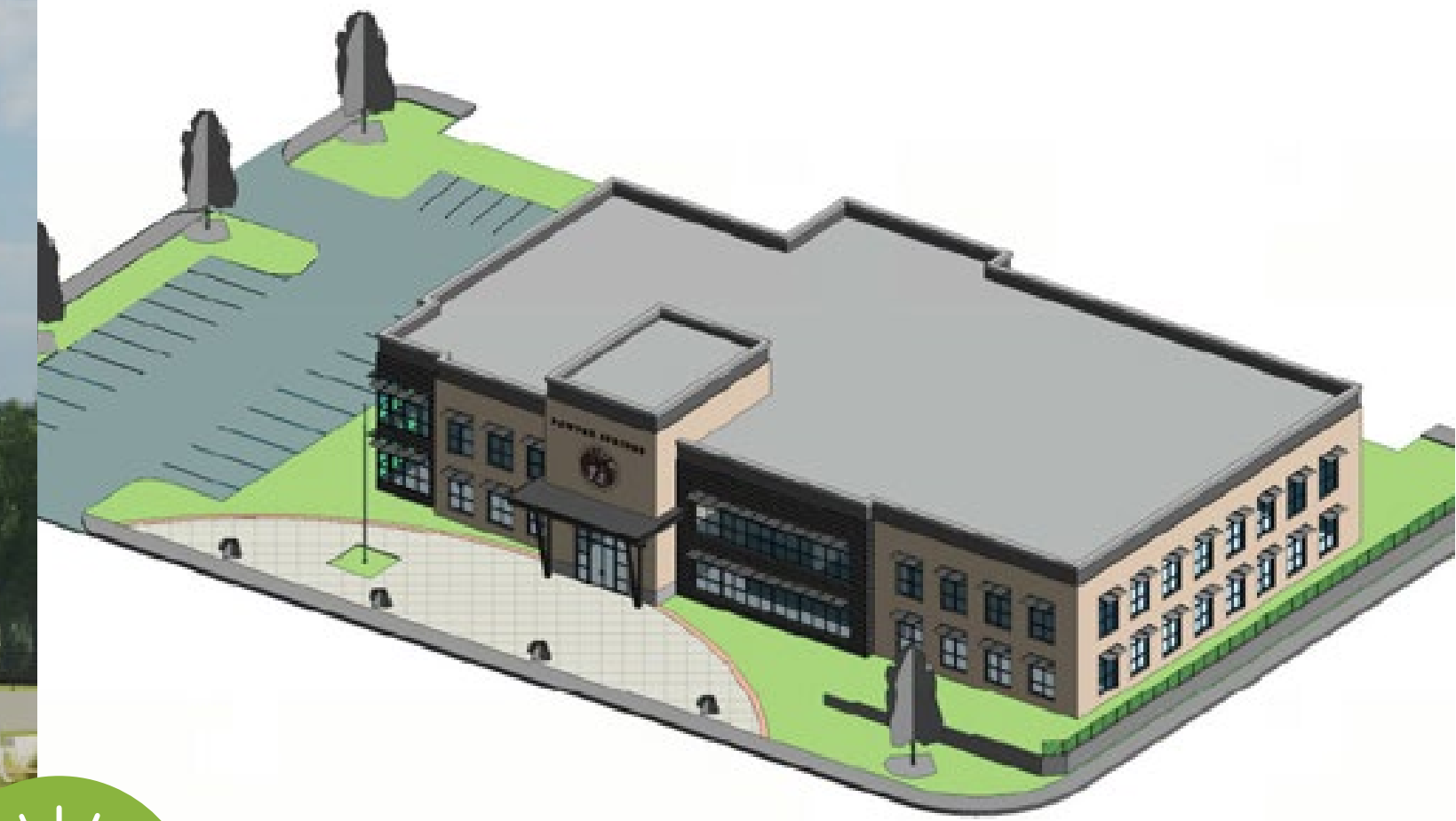


IMPROVE



IMPROVE

ENSURING LONG-TERM QUALITY



Renderings of design ideas and community integration



DISCOVER

A white icon of a human head profile with gears and a lightbulb inside, representing the discovery phase.

UNDERSTAND

A white lightbulb icon, representing the understanding phase.

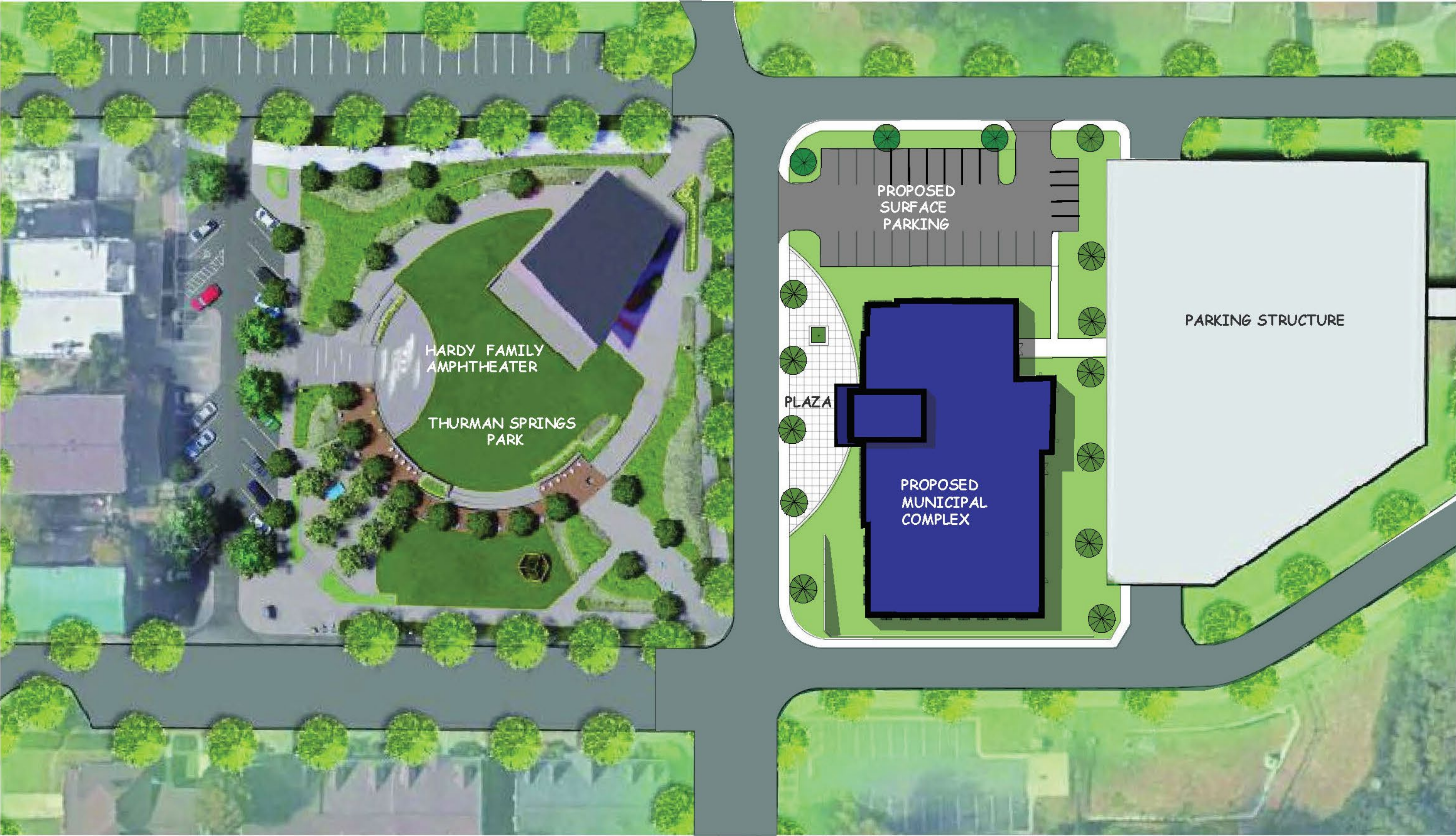
CREATE

A white icon of three interlocking gears, representing the creation phase.

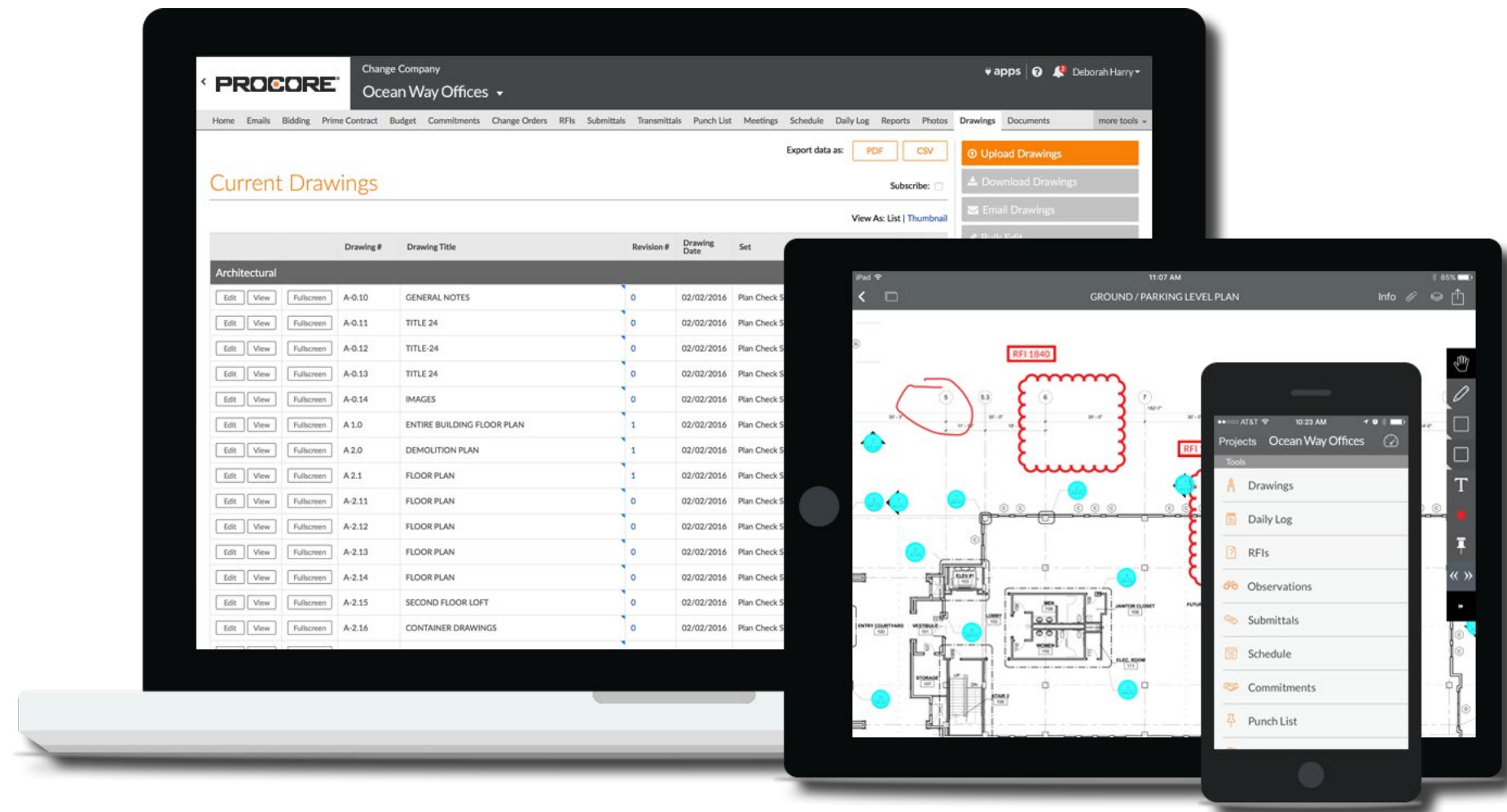
IMPROVE

A white icon of a target with an arrow, representing the improvement phase.

SITE PLAN



CONSTRUCTION DELIVERY

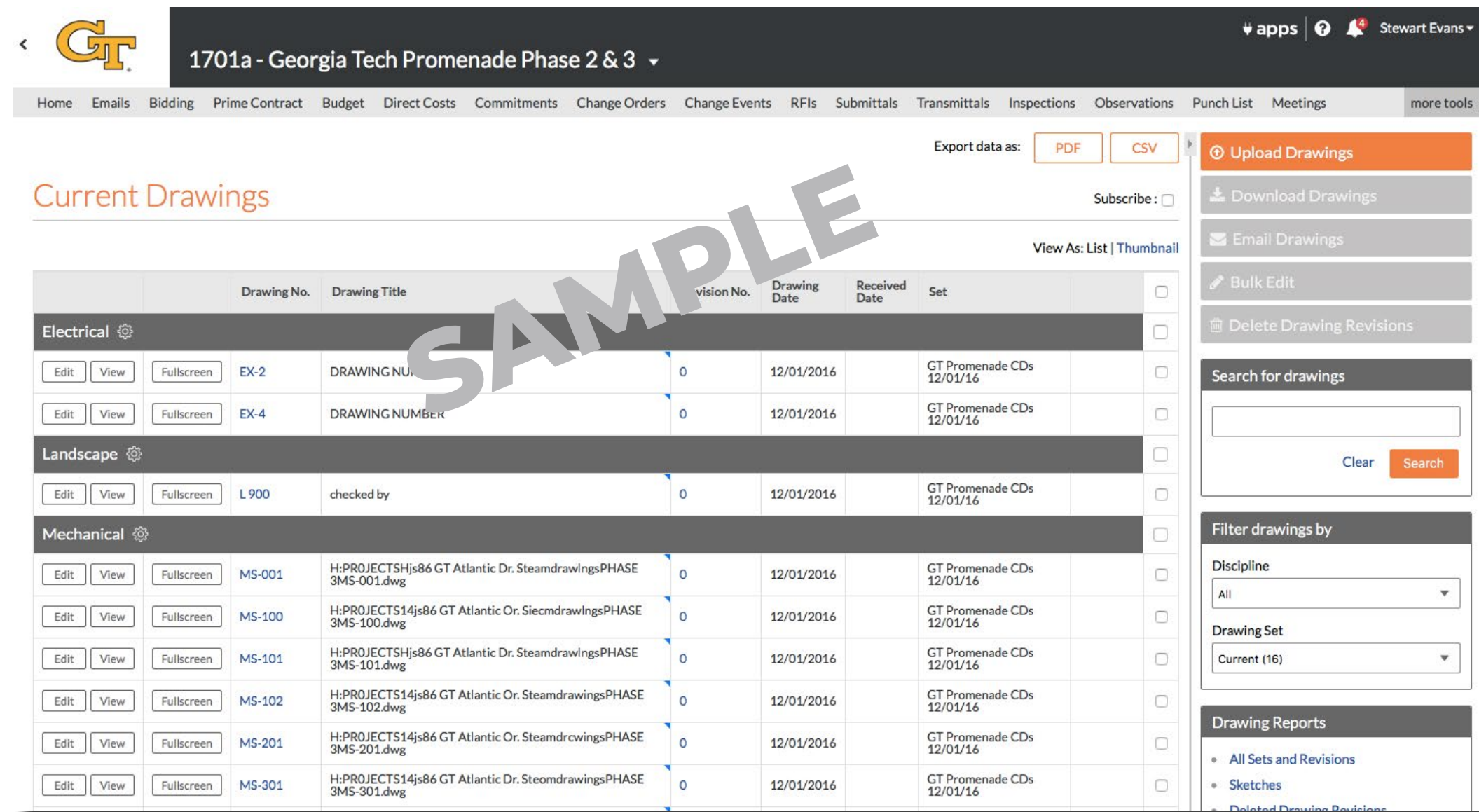


PROCORE

- Document Control
- Efficiency; Submittals, RFIs, Change Documents
- Closeout/Warranty

TEAM APPROACH

- Project Management is the gatekeeper of document control.
- Safety – Field input during buyout and Contracts.
- QA/QC – First in place Mock-ups/Water intrusion testing
- Logistics plan to be collaboratively developed. (Living Document)
- Schedule – Milestones for both Design and Construction



RELEVANT PROJECT EXPERIENCE



NORFOLK SOUTHERN IDIQ | ATLANTA



NORTHEAST GA HEALTH SYSTEM CORPORATE | GAINESVILLE



COBB COUNTY SCHOOLS



NORTH METRO CHURCH CAMPUS | MARIETTA



ARYLESSENCE, INC. R&D LAB | MARIETTA



JP CARR COMPLEX SERVICES CENTER | CONYERS

RELEVANT PROJECT EXPERIENCE



ALPHARETTA ARTS CENTER | ALPHARETTA



JEWISH FAMILY & CAREER SERVICES CAMPUS | DUNWOODY



GSU LIBRARY NORTH | ATLANTA



SEVEN SPRINGS MUSEUM | POWDER SPRINGS



GSU 55 PARK PLACE | ATLANTA



OMNI HOTEL @CNN CENTER | ATLANTA

MUNICIPALITY EXPERIENCE



SANDY SPRINGS™
GEORGIA



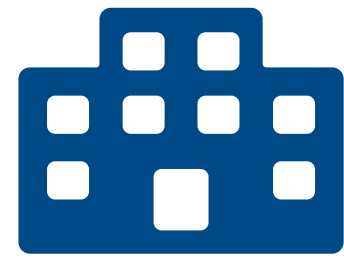
Gwinnett



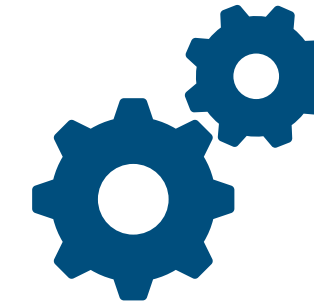
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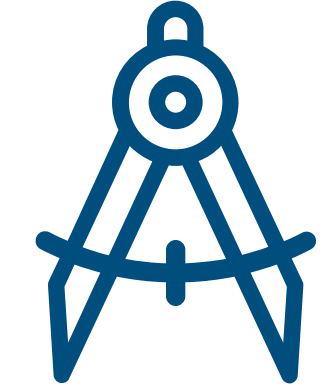
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**MUNICIPALITY
AND COMMUNITY
EXPERIENCE**



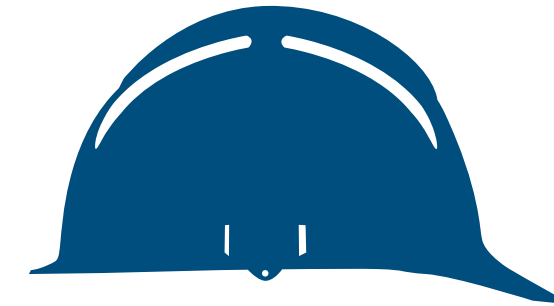
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TO MAXIMIZE
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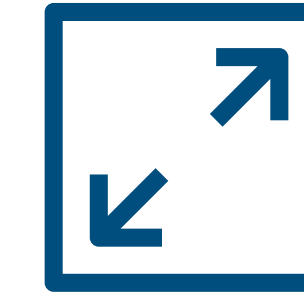
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**SENIOR STAFF
COMMITMENT**



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**EXCELLENT SAFETY
RECORD**



**ALIGNED CULTURE
OF TEAMWORK AND
INNOVATION**



**ACCOUNTABILITY
AND COMPREHENSIVE
RECORD KEEPING**



**COMMITMENT TO
POWDER SPRINGS**



**THANK YOU
FOR THE OPPORTUNITY!**

