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REQUEST FOR PROPOSAL FOR OLD THEOLOGY BUILDING - INTERIM STUDENT SPACE RENOVATION

AUGUST 15, 2016



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SECTION ONE | MACALLAN DIFFERENTIATORS

MACALLAN DIFFERENTIATORS

Thank you for the opportunity to partner with Emory University for The Old Theology Building Project. Converting this historic building to an interim student space is an exciting and challenging endeavor that we feel Macallan Construction is uniquely built for.

This project deserves both the careful attention of a partner that understands the importance of protecting the historic elements of the structure, and the people who can be counted on to deliver in sensitive quarters at the core of the campus.

Below we wanted to highlight a few of the key differentiators for Macallan Construction.

CAMPUS ENVIRONMENT EXPERIENCE

Macallan Construction has significant experience with working in campus environments. ***100% of the work we currently have under contract (12 active projects valued at over \$15M in construction) is working on a campus with an active operation.*** On all of these projects, we fully understand how to get the job done with responsive and quality management.

Our team of campus specialists take great pride in their logistics planning, safety and communications with the various constituents involved in such a project. Construction is complicated and always presents challenges, but we remember that we are guests on your campus.

HISTORIC PRESERVATION EXPERIENCE

Of equal importance, Macallan has extensive experience with Historic Preservation projects. This experience benefits Emory, you can trust you have a construction partner that fully grasps the protection required of the original elements of the historic facility. The purpose of this phase of the renovation of the Old Theology Building is solely for a temporary use for student offices and meeting spaces. This phase includes removal of the 60's era steel mezzanine platforms in order to restore the structure to its original condition. This work involves the surgical removal of the secondary structure and protection of the original finishes. And although the sum of the renovation work is temporary in nature (for use during the 2 year temporary use), our experience with historic projects enhances our ability to provide value to decisions made during construction.

Please see Section Four, Project Experience, for information on three recent projects with similar characteristics as well as specific campus and historic experience.

SECTION ONE | MACALLAN DIFFERENTIATORS

CONTINUED- MACALLAN DIFFERENTIATORS

PROJECT TEAM

The individuals proposed on our team include some of the brightest problem solvers and client-focused people at Macallan. We believe that the project team we've assembled for this project is a key element for successful delivery. This includes not only our direct project personnel, but several key selected subcontractors and vendors who have taken the time to walk the project with our management to develop our project approach.

Our team will be led on-site with our General Superintendent Bill Tracy. Bill has been on campus for much of the summer helping our teams complete projects at the Emory Depot, FM Office and a bathroom renovation at AMUC. He's has rapport with the Emory PM staff, and has a passion for work on Higher Education campuses. His oversight of the project is vital to success, and our team will also include the help of a project foreman to help oversee some of the renovation work.

Our Project Manager is Jackie McGarity, who comes fresh off of two campus projects that achieved Substantial Completion in time for student's arrival for fall semester. She is an experienced and opportunistic manager who understands how to lead our team in project buyout, scheduling and problem solving.

The team will be supported by Assistant PM Kerri Linscott, a detail oriented teammate whose passion is historic renovation projects. She has a degree in Historical Preservation, and is finishing work at the Emory Depot project this summer. Our team will be led by Project Executive Stewart Evans, who is involved in all of the Emory projects from pre-construction through final delivery.

Please see the Section Three, Project Team, for our project organizational chart followed by resumes on our project team.

LOGISTICS PLANNING

Finally, logistics planning is of utmost importance in executing the work seamlessly. To that end, we have included both a site logistics and traffic flow plan illustrating how we intend to perform the work while addressing a series of your noted Project Sensitivity Issues. We understand that managing around the active campus, while keeping a peaceful environment is as important as the work itself. We have met with several key subcontractors during the proposal phase to help mold a logistics plan that will minimize disruption of normal campus activities. The work is exclusively interior to the building, but we intend to setup a minimal footprint for dumpsters and recycling bins in front of the building. This will be entirely fenced, and include room for dumpsters and a small temporary loading area wrapping around the west side of the facility.

We will schedule dumpster hauls at times that minimize disruption to student areas and classroom activities – this will be carefully coordinated with the Emory PM staff.

Please see Section Six, Logistics, for our site logistics and traffic control plans.

SECTION TWO | PROJECT SENSITIVITY ISSUES

PROJECT SENSITIVITY ISSUES

(1) PRESERVE & PROTECT EXISTING HISTORIC CONSTRUCTION

To address this historic preservation/protection sensitivity issue, our team has taken great care to properly evaluate and select a demolition expert with the qualifications and personality to perform the work in a thorough manner, with the care needed to protect the original finishes within the space.

Our preconstruction team met with multiple qualified demolition subcontractors at the site individually to discuss the project requirements. In reviewing the proposals and evaluating their proposed project teams, we are excited to include Green Circle Demolition as part of our team. They have extensive experience with demolition in sensitive areas, and demonstrated great enthusiasm in approaching the project. We did receive two other qualified proposals, and would be happy to review them and possibly interview them as a team if Emory would be interested prior to final award. Other subcontractors who understand the preservation requirements as well as Emory standards have been selected to comprise a team that is well built for this unique project. Please note on our proposal detail, we have included listing of the key subcontractors as requested.

Our management team fully understands what how to protect the historic elements as we move through the demo and renovation phases, and we have included ample protection protocols to ensure this is a priority.

Please see the reference contacts and project experience that describes the depth of our experience in these areas.

(2) MAINTAIN A SAFE & SECURE JOBSITE, (3) MAINTAIN A PEACEFUL ENVIRONMENT, AND (4) BUILDING & GROUNDS CLEANLINESS

Our company has long stated that we are a “versatile general contractor that is known for seamlessly executing complex projects in occupied environments”. We take pride in our ability to tailor custom solutions to meet the challenging needs of our clientele – and this project certainly is unique. The team we have proposed in this package comes from diverse backgrounds in development, construction and historic preservation, and we believe that this collection of experience offers Emory University a solid collective.

To maintain a safe and secure jobsite, we intend to completely secure the entry to the building with our construction fencing. This fencing will include small areas in front and wrapping around the west side of the facility to create temporary loading and dumpster locations. This construction fencing will be wrapped to provide visual privacy barrier, the entire system will be maintained regularly by our field team to ensure safety, security and cleanliness is upheld throughout the project. We will strive to make the presence of construction personnel, materials and necessary equipment as minimal a disruption as possible to the normal campus life and beauty of the area we’re working in.

SECTION TWO | PROJECT SENSITIVITY ISSUES

CONTINUED- PROJECT SENSITIVITY ISSUES

Multiple times a week, we would recommend our field team meets with the Emory PM to coordinate and discuss issues of safety, security, logistics. This should be a brief morning meeting where we can discuss logistics and address any concerns.

(5) PARKING & (6) DELIVERIES

As stated above and shown on our logistics plan, we will have a small loading area within our fence for deliveries. We understand the area to get any vehicle to the facility is heavily populated with students, and our team will schedule these deliveries with the Emory PM staff to ensure risks are minimized.

Deliveries from vendors to us or our subcontractors will be carefully coordinated. We expect that any delivery for the project will have to come to a holding location on Dowman Drive. Before coming onto the grounds and into our temporary loading zone within our fence, our field staff will have to be notified for safety. Dumpsters are a necessary part of the project, and will be heavily used during the first 5-6 weeks of the demolition phase. We anticipate a range of between 15-20 dumpster haul-offs during the demo phase alone, with the majority of that being the steel and concrete generated from the removal of the mezzanines. These haul-offs will be scheduled early or around student activities. Dumpsters will remain during the project for other construction activities, and will also be scheduled working with Emory PM staff.

We also anticipate a small area around the east side of the facility that we'll need a small area of fencing and welding equipment stationed for renovation of the rear handicapped ramp. We anticipate this being about a week duration, see our logistics plan for our proposed secure area for this specific activity. All project parking for personnel will be at the Peavine Deck, as stated in the RFP requirements.

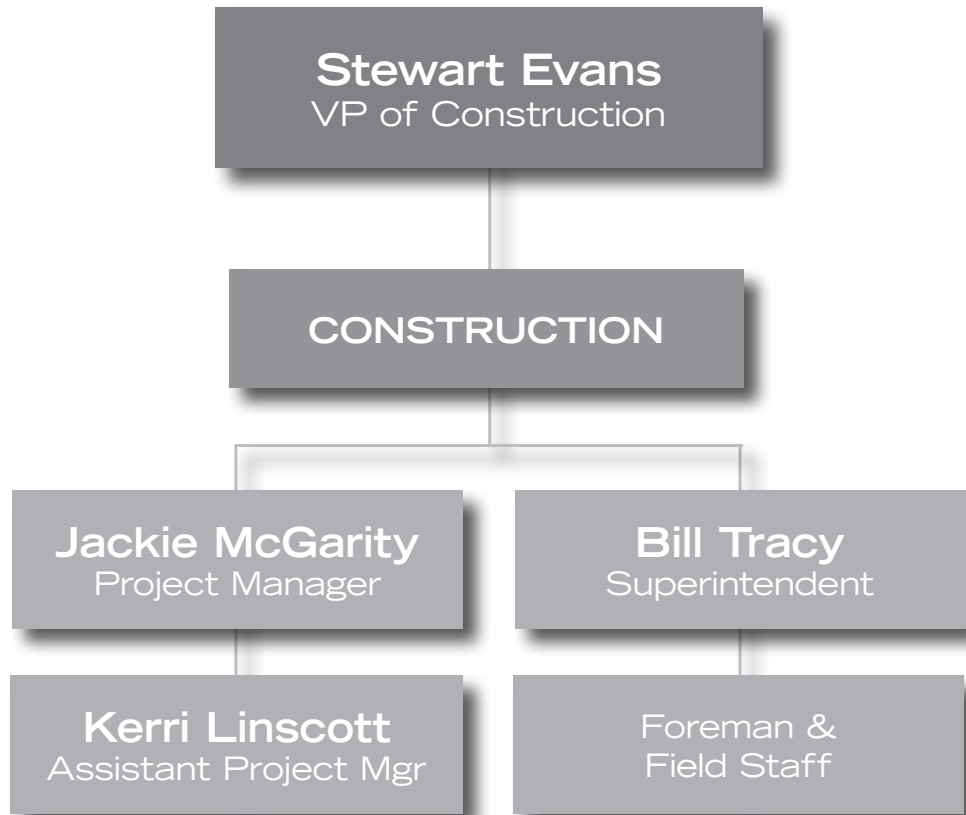
(7) HAZARDOUS MATERIALS

We understand the desire to eliminate any abatement as part of the project. We identified two specific areas where we believe abatement will have to be done in order to complete the basic scope:

- Replacement of broken glass in front entrance: The report noted that window glazing compound may include trace amounts of ACM. This will need to be abated to replace.
- Demolition of the drywall soffits built as part of the mezzanine structure likely contain ACM in the drywall joint compound. This will need to be abated to perform the basic demolition.

We have included abatement of these two known areas in our proposal and fees. We have read through the Environmental Report, and our team will work to identify any other concerns as part of the renovation should we encounter what appears to be Asbestos Containing Materials or lead paint that have to be removed.

SECTION THREE | TEAM ORGANIZATIONAL CHART



SECTION THREE | TEAM RESUMES

Education/Certifications:



STEWART EVANS
Vice President of
Construction

Years in Industry: 20

- BS in Architecture with a Minor in Building Construction, Georgia Institute of Technology

Background:

Evans has over 20 years in the commercial construction industry. Before Stewart joined Macallan, he was the Construction Manager for Integral Gude and lead the team for Buckhead Atlanta, a \$1B mixed-use retail/residence/office property and Third Rail Studios, a 130,000 SF adaptive reuse of a former warehouse facility. His demonstrated expertise in ensuring on-time and within budget delivery of services by overseeing both internal operations and front-line logistics with clients makes him an effective team leader.

Select Representative Projects:

Georgia Tech Phi Delta Theta Renovation | Emory University (Multiple Projects) | Jewish Family & Career Services Renovation & Addition | Atlanta Classical Academy Expansion | Roam Buckhead Tenant Improvements for Collaborative Workspace | Discovery Village Assisted Living Expansion & Renovation | Canterbury Court Senior Living Center | Renovations | Buckhead Atlanta Mixed-Use Development

Education/Certifications:



BILL TRACY
Superintendent

Years in Industry: 18

- Bachelor of Science, Business Administration, University of Wisconsin Stevens Point
- Bachelor of Science, Economics, University of Wisconsin Stevens Point
- STS (Safety Trained Supervisor)
- OSHA 30 Hour
- Confined Space, Trenching, and Excavating Certified

Background:

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. 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. As a Safety Trained Supervisor, he brings expertise in leading team's to zero harm on his projects.

Select Representative Projects:

Georgia Gwinnett College Academic Building | Clemson University Bio-Life Science Building | Georgia State University Natural Science Center | Lanier Technical College Medical Technology and Economic Development Westin Peachtree Plaza Sundial Restaurant Renovation | Westin Peachtree Plaza Lobby & Meeting Room Renovation

SECTION THREE | TEAM RESUMES

Education/Certifications:



JACKIE MCGARITY, LEED AP
Project Manager

Years in Industry: 15

- BS in Science in Construction, Southern Polytechnic State University
- LEED Accredited Professional

Background:

With over 15 years of experience, McGarity has worked on various complex projects covering many commercial construction market sectors including Higher Education, Sports & Entertainment, Corporate Campuses, Institutional Government and Mission Critical Data Centers. With her extreme attention to details, Jackie always meets her crucial deadlines while exceeding expectation.

Select Representative Projects:

Atlanta Classical Academy Expansion | Georgia Tech Phi Delta Theta Renovation | Condominiums of Avondale Estates | Philips Arena & Parking Decks | HP Network Data Center | HP ECOPODS 1 & 2 | Hartsfield-Jackson International Terminal | Savannah State University | Richard B. Russell Federal Building Renovation | Georgia Tech Educational Campus Expansion | Gwinnett Center Expansion | Millennium Expansion | Scientific Atlanta-Phase II

Education/Certifications:



KERRI LINSOTT
Assistant Project Manager

Years in Industry: 6

- B.F.A. in Historic Preservation, Savannah College of Art & Design
- M.S. in Building Construction & Facility Management, Georgia Institute of Technology
- OSHA 10 Hour

Background:

Wells has worked in the construction industry for six years. She began her career as a union carpenter's apprentice and has worked on a wide range of large industrial projects throughout the Southeast. Kerri construction knowledge and attention to detail makes her a valuable asset on Macallan projects.

Select Representative Projects:

Emory University Restaurant Depot Renovation | Seven Springs Museum Historic Renovation | Discovery Village at Sugarloaf Addition & Renovation | Roswell Mill Historic Renovation | Georgia Tech Paper Science Museum Renovation | Stanton Road Apartment Renovation | Garden Hills Pool House New Construction | Creekstone Estates Clubhouse Renovation | Sandtown Crossing Medical Office Building

SECTION FOUR | REFERENCES



GEORGIA STATE UNIVERSITY
Sculpture Building Renovation

GEORGIA STATE UNIVERSITY

Brian Carroll, Senior Construction Project Manager
(404) 413-0730 | bcarroll@gsu.edu

Macallan Construction was awarded a task order contract from Georgia State University to complete the historic renovation and relocation of the Sculpture Studio from its existing facility into an 80 year old warehouse structure on Edgewood Avenue (details on project page). In addition to the task order, we have completed ADA and restroom upgrades in several campus buildings, installation of Sparks hall wall graphics, renovation of the International Student Information Desk and upgrades to the GSU practice football facility. ***This work was completed on an active occupied urban campus.***



JEWISH FAMILY & CAREER SERVICES
Addition & Renovation

JEWISH FAMILY & CAREER SERVICES

William "Bill" Millkey, Development Partner
Adams & Company
(404) 255-7535 | bmillkey@adamsre.net

Macallan Construction was awarded this project in Pre-Construction in January 2015. Our construction team and trades are ***currently working in and around an operating counseling center.*** The contract includes 10,700 SF of renovation to the existing counseling, reception and breakroom spaces, a new 8,300 SQ FT Tools for Independence building and site improvements. This client provides health, career, and human services to support.



DISCOVERY VILLAGE AT SUGARLOAF
Renovation & Addition

DISCOVERY VILLAGE AT SUGARLOAF

Tammy L. Kaminski, LEED BD+C, VP of Construction
Discovery Senior Living
(239) 908-2936 | tkaminski@discoverymgt.com

Macallan Construction recently completed the new construction of a 2-story, 24 unit independent living facility for this assisted living client. Additionally, we completed renovation of 4,000 SF of living, dining, bistro and library space. ***This work was also completed in and around an active occupied assisted living facility.***

SECTION FOUR | RELEVANT EXPERIENCE

GEORGIA STATE UNIVERSITY

Atlanta, Georgia

CONSTRUCTION TIMELINE

June 2014 - June 2015

PROJECT DESCRIPTION

- Design-Build (Task Order)
- Relocation of the sculpture studio from its existing facility into a 10,000 SF eighty-year-old warehouse structure on Edgewood Avenue.
- Specialized MEP requirements including dust control, ventilation and metal particle controls.

CONSTRUCTION AMOUNT

\$940,235

OWNER REFERENCE

Brian Carroll, Senior Construction Project Manager
Georgia State University
(404) 413-0730 | bcarroll@gsu.edu

ARCHITECT REFERENCE

Steve Smoak, AIA
Smoak Designs, Inc.
(770) 955-2800 | ssmoak@smoakdesigns.com



SECTION FOUR | RELEVANT EXPERIENCE

SEVEN SPRINGS MUSEUM

Powder Springs, Georgia

CONSTRUCTION TIMELINE

November 2014 - September 2015

PROJECT DESCRIPTION

- Historic interior and exterior renovation/restoration of a late 1800's bungalow for use as a public facility
- The central foyer was restored by removing a partition wall, hardwoods refinished and a new coat of paint throughout the house
- Mechanical, plumbing and electrical systems were updated to meet current codes
- The building's facade was restored by tuckpointing mortar joints, replacing trim and decking, reglazing windows and encapsulating lead-based paint
- Site improvements included a new parking lot, sidewalks, ramp, exterior egress stairs and a freestanding garage

CONSTRUCTION AMOUNT

\$558,467 (7% under estimate)

OWNER REFERENCE

Pam Connor, City Manager
City of Powder Springs
(770) 943-1666 | pconner@cityofpowdersprings.org

ARCHITECT REFERENCE

Ernie Knoche, President
Daedalus design + innovations, inc.
(877) 300-0344 | daedalus@bellsouth.net



SECTION FOUR | RELEVANT EXPERIENCE

CANTERBURY COURT CCRC ONGOING TASK ORDER

Atlanta, Georgia

CONSTRUCTION TIMELINE

August 2011 - Present

PROJECT DESCRIPTION

- 300 unit, occupied, multi-building, high rise retirement community
- Demolition and interior renovation of over 130 different projects that include residential units as well as lobby, kitchen and exterior renovations
- *Continue to manage significant logistical challenges with major renovations in an operational facility*

CONSTRUCTION AMOUNT

\$3,500,00 (Project to Date)

OWNER REFERENCE

Candace Hallen, Project Manager

Canterbury Court CCRC

(404) 201-7060 | candacehallen@canterburyccrc.org

ARCHITECT REFERENCE

Troy Dokken

CDH Partners

(687) 784-3410 | troy.dokken@cdhpartners.com



SECTION FOUR | CAMPUS EXPERIENCE



EMORY UNIVERSITY
Historic Train Depot Renovation



GEORGIA INSTITUTE OF TECHNOLOGY
Phi Delta Theta Renovation



GEORGIA STATE UNIVERSITY
Practice Locker Room Upgrades



KENNESAW STATE UNIVERSITY
Generator Upgrades



ALBANY TECHNICAL COLLEGE
Pedestrian Bridge

SECTION FOUR | CAMPUS EXPERIENCE



GEORGIA INSTITUTE OF TECHNOLOGY
Paper Science Museum Renovation



GEORGIA STATE UNIVERSITY
International Student Center Renovation



EMORY UNIVERSITY
Woodruff ADA Improvements



WALTON HIGH SCHOOL
Concession/Restroom Renovation



REINHARDT UNIVERSITY
Hubbard Hall Student Apartments



GEORGIA STATE UNIVERSITY
Sparks Hall Graphic Installation

SECTION FOUR | HISTORIC RENOVATION EXPERIENCE



GEORGIA STATE UNIVERSITY
Historic Renovation



SEVEN SPRING MUSEUM
Historic Renovation



LOST CORNER PRESERVE
Historic Renovation



ROSWELL OLD MILL
Historic Renovation



CLARKSTON CITY HALL ANNEX
Historic Renovation



THE BRICKS
Multi-Family Historic Renovation

SECTION FIVE | PROPOSAL

PROPOSAL

Macallan Construction proposes budget pricing including labor, material and equipment for the renovation of the above referenced project for the **lump sum total of \$316,009.**

Macallan Construction proposes budget pricing including labor, material and equipment for the following alternates:

- **Alternate 1:** Construct two, temporary stud walls at exits in reading room for the additional lump sum total of \$1,574.
- **Alternate 2:** Furnish and install ADA lift at reading room for the additional lump sum total of \$17,900. The Graventa Genesis Opal lift has been priced.
- **Alternate 3:** Furnish six, lockable/expandable gates at openings for the additional total of \$4,500.
- **Alternate 4:** Replace 27 light fixtures with 22 new wrap around type fluorescent light fixtures in reading room for an additive lump sum total of \$5,690.
- **Voluntary Alternate 5:** Completely replace rear handicap ramp for the additive lump sum of \$25,000.
- **Voluntary Alternate 6:** Modify existing guardrail and hand rails to meet life safety code for the additive lump sum of \$1800.
- **Voluntary Alternate 7:** if torching is not an acceptable method of removing mezzanine, please allow for an additional \$7,200 to cut mezzanine.

We have based our assumptions off the following construction documents:

- Emory Design and Construction Standards.
- Environmental Testing and Consulting Hazardous Material Survey, dated 09/14/15
- Lord Aeck Sargent Plan set, dated 07/15/16

Attached with this document are our cost summary, construction schedule & clarifications.

SECTION FIVE | COST SUMMARY

Cost Summary		
Code	Activity	Cost
DIV 01	General Requirements	
	A General Requirements	\$51,150
	Sub-Total	\$51,150
DIV 02	Site Demo & Clean-up	
	A Fencing & Site Protection	\$10,028
	B Demolition (sub: Green Circle Demolition)	\$79,947
	C Construction cleaning & waste mgmt	\$10,780
	Sub-Total	\$100,755
DIV 03	Concrete	
	Sub-Total	\$0
DIV 04	Masonry	
	Sub-Total	\$0
DIV 05	Metals	
	A Handicap Ramp Repairs	\$23,000
	Sub-Total	\$23,000
DIV 06	Woods & Plastics	
	A Wood Framing	\$545
	Sub-Total	\$545
DIV 07	Thermal & Moisture Protection	
	Sub-Total	\$0
DIV 08	Doors & Windows	
	A Hollow Metal Doors & Frames	\$206
	B Replace Broken glazing	\$1,605
	C Door Hardware - lockout	\$919
	Sub-Total	\$2,730
DIV 09	Finishes	
	A Structural Partititons, Framing & Plaster Repairs	\$14,350
	B ACT Ceilings	\$929
	C Tile (sub: Vision Flooring)	\$1,948
	D Carpet (sub: Vision Flooring)	\$15,052
	E Paint	\$8,131
	Sub-Total	\$40,410
DIV 10	Specialties	
	A Bath Accessories	\$720
	B Barricades	\$1,900
	D Fire Extinguishers	\$0
	Sub-Total	\$2,620
DIV 11	Equipment	
	Sub-Total	\$0
DIV 12	Cabinets / Countertops	
	Sub-Total	\$0
DIV 13	Special Construction	
	Sub-Total	\$0

SECTION FIVE | COST SUMMARY

Cost Summary			
Code	Activity		Cost
DIV 14	Conveying Systems		
	Sub-Total		\$0
DIV 21	Fire Suppression - Ultimate Fire Protection		
	A	Fire Sprinklers	\$1,950
	Sub-Total		\$1,950
DIV 22	Plumbing (sub:Mann Mechanical)		
	A	Plumbing - Labor	\$9,350
	B	Plumbing - Fixtures	\$1,070
	Sub-Total		\$10,420
DIV 23	HVAC (sub: Mann Mechanical)		
	A	HVAC (L&M)	\$10,070
	Sub-Total		\$10,070
DIV 26	Electrical (sub: Hewatt Electrical)		
	A	Base Electrical	\$39,800
	B	Light Fixtures	\$2,033
	Sub-Total		\$41,833
DIV 27	Communications		
	Sub-Total		\$0
DIV 28	Electronic Safety & Security (sub: Hewatt Electrical)		
	A	Access Control / Security System	\$0
	B	Fire Alarm	\$2,100
	Sub-Total		\$2,100
DIV 31	Sitework & Infrastructure		
	A	Construction Staking	\$0
	B	Demolition	\$4,040
	Sub-Total		\$4,040
DIV 32	Exterior Improvements		
	A	Concrete Sidewalks	\$2,500
	B	Site Improvements	\$4,000
	Sub-Total		\$6,500
DIV 33	Utilities		
	Sub-Total		\$0
Hard Cost - SubTotal			\$298,122
	A	PP Bond	No \$0
	B	Risk Insurance %	0.00% \$0
	C	Proj Contingency %	0.00% \$0
	D	Proj Fee %	6.00% \$17,887
	E	Building Permit Fees	\$0
	Sub-Total		\$17,887
Grand Totals			\$316,009

SECTION FIVE | COST SUMMARY

Cost Summary		
Code	Activity	Cost
Alternates		
Code	Activity	Cost
Add 1	Temporary Wall over 2 Exterior Doors	
	Build new partition over two existing door locations	\$1,574
	Sub-Total	\$1,574
Add 2	Temporary Rental Lift	
	Rent and install temporary lift for 3 years	\$17,900
	Sub-Total	\$17,900
Add 3	Expandable Gates	
	Furnish and install 6 expandable/lockable gates at openings	\$4,500
	Sub-Total	\$4,500
Add 4	Light Fixture Replacement	
	New Wrap Around Type Flourescent Light Fixtures	\$5,690
	Sub-Total	\$5,690
Add 5	Replace Handicap Ramp	
	Furnish and install shop primed steel handicap ramp	\$25,000
	Sub-Total	\$25,000
Add 6	Bring Handrails to code	
	Bring existing handicap ramp handrails/guardrails to code	\$1,800
	Sub-Total	\$1,800
Add 7	Cutting	
	Alternate to cut instead of torch mezzanine	\$7,200
	Sub-Total	\$7,200

SECTION FIVE | QUALIFICATIONS

DIV 01 – General Requirements

Inclusions:

- a. General liability insurance
- b. Superintendent
- c. Tools & Equipment
- d. Material, tax, freight, shipping, and storage in all allowances unless otherwise noted.
- e. Traffic control as necessary.
- f. Protection of existing areas affected and new work as required.
- g. Temporary security of work area during construction.
- h. Building permits
- i. Temporary Fencing with visibility screen.

Exclusions:

- a. Contingency or escalation
- b. Impact, tap fees, LDP, environmental.
- c. Builder's risk insurance.
- d. Architectural, Civil and Structural Design Fees or MEP Design Fees
- e. Construction materials testing or special inspections costs.
- f. Any other fees not specifically covered under inclusions.
- g. Any equipment, FF&E materials not specifically covered elsewhere
- h. Sub Bonds
- i. EarthCraft or LEED inspections, fees and certifications
- j. Removal or replacement of furnishings.
- k. Site Sanitary Units
- l. NPDES Monitoring
- m. Building permits

DIV 02 – Site Demo & Clean Up

B – Interior Building Demolition

- a. Remove library security scanners at entrances.
- b. Demo carpet as described on plans.
- c. Demo wall and provide remediation as required to create new handicap bath.
- d. Remove and protect for reuse, marble tile in impacted area of bathrooms by flooring subcontractor.
 - ❖ Marble is a calcium-based stone with a very high compression strength. However, it has a very low tensile strength. Removing marble tile requires some amount of bending and flexing of the tile, leading to the possibility of breakage. The removal of the marble tile will have no guarantee not to crack or break during the removal process. The removal of marble tile is under good faith of giving best effort to remove and protect each tile in the best way possible.
- e. Demo Mezzanine structure and associated electrical and mechanical systems.
- f. A fire rated plywood protective layer over existing wainscot has been included.
- g. Demo soffits associated with Mezzanine structure and provide remediation as needed.

SECTION FIVE | QUALIFICATIONS

- h. Demo sprinkler system associated with Mezzanine.
- i. Demo back stairs above the main level floor.
- j. Remove and remediate cracked glass pane at entry.
- k. Any and all recyclable materials will be recycled, to include steel, electrical, mechanical and plumbing salvage.

Exclusions:

- a. All other FF&E and other work not mentioned on demo plans to remain.

C – Project Clean-up / Waste Mgmt

- a. General labor & daily cleanup.
- b. Clean carpets and wall fabric according to plans. Carpet will be dry cleaned to protect adhesives.
- c. Clean existing blinds on windows.
- d. Rough & final cleaning of impacted areas only.
- e. Construction dumpsters with flaggers and traffic control.
- f. Fenced in dumpster and staging area with screen.
- g. Pressure washing of hard surfaces.

DIV 03 – Concrete

No work in this category.

DIV 04 – Masonry

No work in this category.

DIV 05 – Metals

- a. Replace handicap ramp deck surface with 12” wide aluminum planks with serrated top, welded in place.

Exclusions:

- a. Bringing handrails and guardrails to code. At this time, they do not meet life safety code. We have included an alternate to bring these rails up to code.
- b. We have included an alternate to completely replace this ramp.

DIV 06 – Woods & Plastics

A - Rough Carpentry

- a. Blocking for new bath accessories.

B - Finish Carpentry

No work in this category.

DIV 07 – Thermal & Moisture Protection

No work in this category.

DIV 08 – Exterior Doors & Windows

A – Hollow Metal Doors

SECTION FIVE | QUALIFICATIONS

- a. New hollow metal frame at new basement handicap bathroom.
- b. Reverse door swing at new handicap bath, reuse door and hardware.

B – Windows

- a. Replace glass in cracked window at entrance.

C – Door Hardware

- a. Rekey doors to 11 main doors un-impacted rooms as required. An allowance of \$30 has been included to rekey each lock, assuming a master key is available.

Exclusions:

- a. Any hardware not specified above.
- b. Rekeying individual rooms/closets within un-impacted rooms that have already been rekeyed to prevent access.

DIV 09 – Interior Finishes

A – Gypsum Drywall

- a. Patch walls throughout construction limits in basement.
- b. New wall in handicap bath.
- c. Plaster patching in reading room.
- d. Build Structural partitions in archways at 2nd and 3rd floor landings.

Exclusions:

- a. Any other sheetrock work.
- b. Wall repairs associated with stair removal in back stairwell.

B –ACT Ceilings

- a. Replace 35 ceiling tiles in basement.
- b. Add new, drop down ceiling in new bath.

C –Tile

- a. New tile floor in handicap bath for an allowance of \$10sf material only.

D – Carpet

- a. Furnish and install carpet in corridor, offices and stair lobby in basement for an allowance of \$22/syd according to RFP.
- b. Selective replacement of rubber base not to exceed 75 lf.
- c. Furnish and install carpet at reading room landing for an allowance of \$22/syd L&M according to RFP.
- d. New carpet in Chapel for an allowance of \$22/syd L&M according to RFP.
- e. New carpet in lobby for an allowance of \$22/syd L&M according to RFP.

Exclusions:

- a. Carpet Pad.
- b. Any other new rubber base besides what is specified above.

E – Paint

- a. Paint throughout basement.
- b. Repaint baths in lobby area.
- c. Patch plaster and repaint below windows in reading room. Paint color matched to existing with no guarantee of exact match due to fade of existing.
- d. Paint new electrical conduit to match in reading room.
- e. Paint new partition walls to match existing walls in chapel.

SECTION FIVE | QUALIFICATIONS

Exclusions:

- a. All other painting is excluded.

DIV 10 – Specialties

- a. Toilet Accessories; toilet paper holder, trash receptacle, paper towel holder, soap dispenser.
- b. Provide chain to block upstairs access.
- c. Install Emory provided expandable security gate.

Exclusions:

- a. Fire extinguishers.
- b. Signage.

DIV 11 – Appliances

No work in this category.

DIV 12 – Cabinets & Countertops

No work in this category.

DIV 21 – Fire Suppression

- a. Modify existing sprinkler system in chapel to cover area after mezzanine is removed.
- b. Add 1 new sprinkler to new handicap bathroom.
- c. Perform inspection and certification of existing wet system.

Exclusions:

- a. All other sprinkler work in rooms that are marked “Not in Use”.
- b. Any riser upgrades.
- c. Repairs to existing system not listed above.
- d. Any repairs to fire sprinkler system in back stairwell.

DIV 22 – Plumbing

- a. Provide connections for new fixtures to existing water and sanitary lines.
- b. Furnish and install the following plumbing fixtures; toilet, sink and faucet.
- c. Saw cut slab as needed and patch.
- d. Demo existing urinal fixtures and plumbing. Cap as necessary.

DIV 23 – HVAC

- a. Trim newly exposed HVAC chases after removal of mezzanine structure.

Exclusions

- a. Test, adjust and balance of system – by owner per Emory Design and Construction Standards.
- b. All ductwork shown on mechanical plans, assuming all ductwork is existing.

SECTION FIVE | QUALIFICATIONS

DIV 26 – Electrical

A – Base Electrical

- a. Repair fixtures as necessary to make functional. Provide new lamps as required.
- b. Install new 20-amp duplex GFCI outlets.
- c. Provide new floor outlets at existing stub ups in chapel area.
- d. Provide duplex outlet 20 amp, 120 volts.
- e. Repair chandelier as needed.
- f. Provide conduit for future data connections.
- g. Provide EMT in lieu of wire mold for surface installation for routing surface mounted conductors/conduit back to dedicated 20-amp circuit breaker in electrical panel.
- h. Update panel schedules and trace circuits as necessary. Circuit tracing not to exceed \$6,500.

Exclusions:

- a. Any other electrical work not included above.
- b. Any utility company fees or charges.

B – Light Fixtures

- a. Replace existing fixtures with new fixtures according to plans.
- b. Allowance of \$95 each for alternate to replace 27 fixtures in reading room with 20 wraparound fixtures.

C – Access & Security Control, Structured Wiring, Audio

Exclusions:

- a. Any Low voltage cabling, by owner.

DIV 28 – Fire Alarm

A – Fire Alarm

- a. Verify proper operation of fire alarm devices and control panel.
- b. Fire Alarm supplied and installed by Hewatt Electric.

Exclusions:

- a. Any repairs to existing system.

DIV 31-32 – Exterior Improvements

A – Site Demolition

- a. Remove and protect for reuse bench and historical marker
- b. Remove and dispose of existing landscaping in front of building in proposed staging area and dumpster location.
- c. Remove and dispose of cracked sidewalk as needed.
- d. Protection for existing irrigation system.
- e. Remove stone pad at bench location.

B – Site paving

- a. New sidewalk where damaged. Allowance of \$2500.

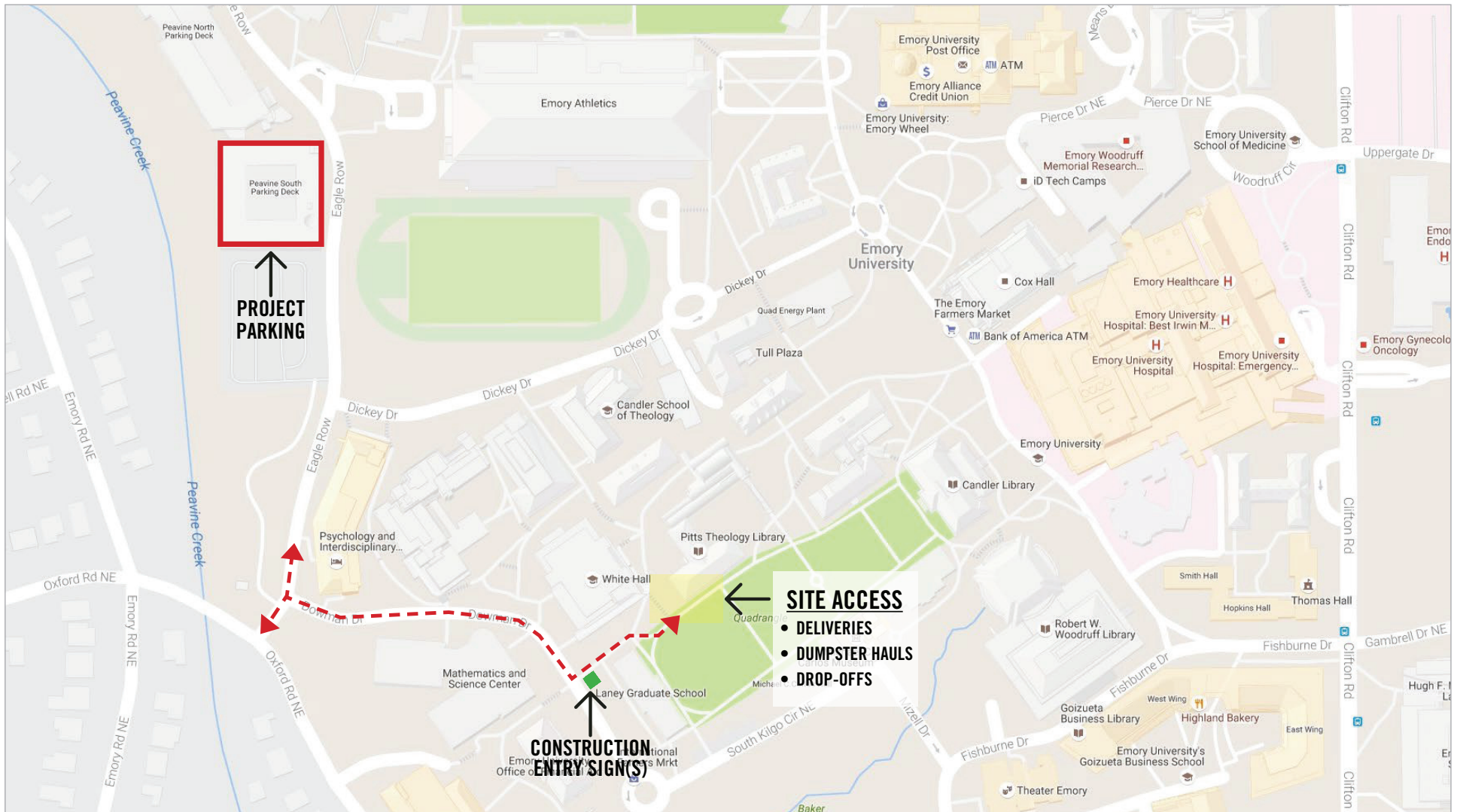
C – Site Improvements

- a. Restore landscaping to present conditions. Allowance of \$2,500.
- b. Replace bench and historical marker.
- c. Replace stone pad for bench.

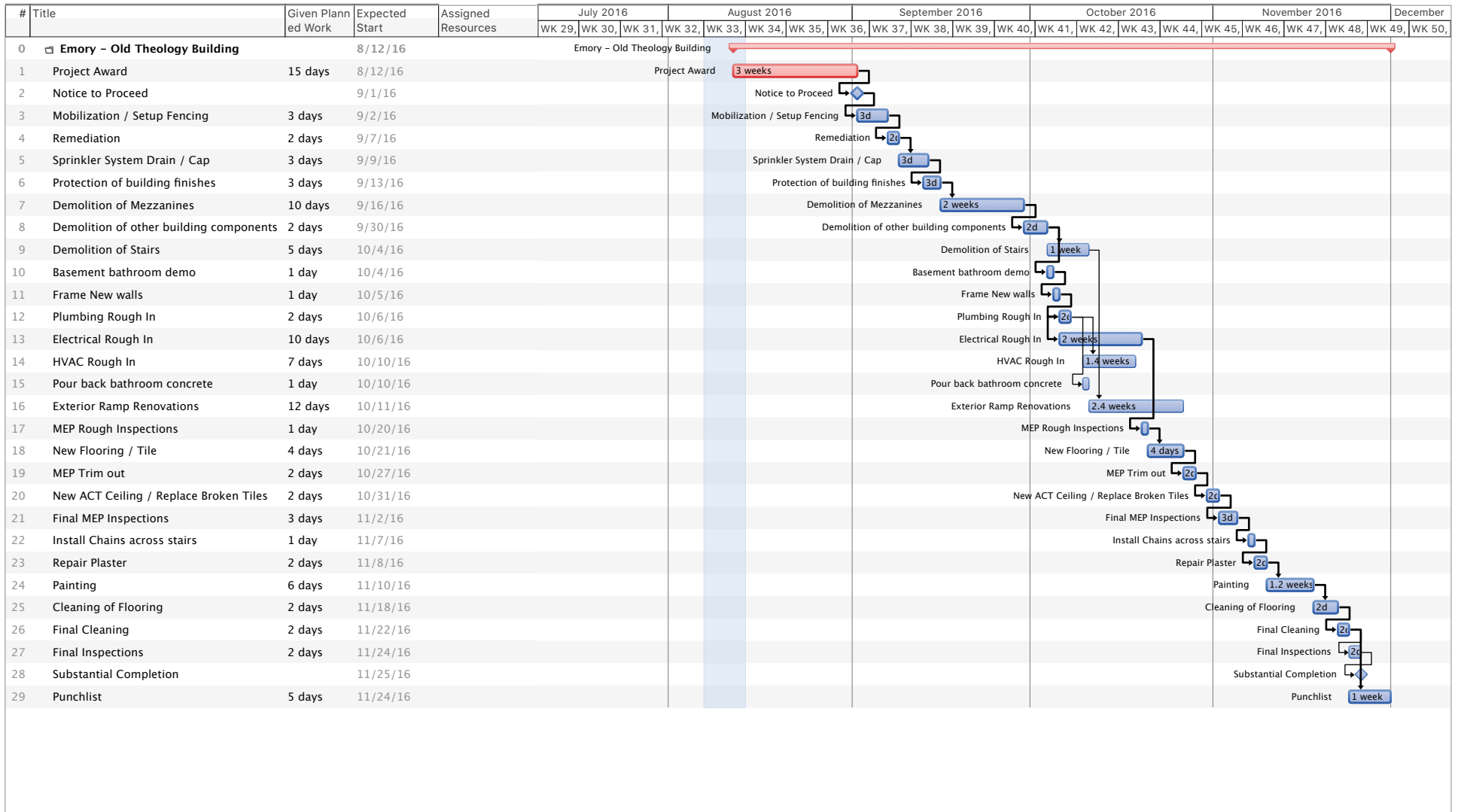
SECTION SIX | SITE LOGISTICS PLAN



SECTION SIX | TRAFFIC CONTROL PLAN



SECTION SEVEN | PROJECT SCHEDULE



APPENDIX | CERTIFICATE OF LIABILITY


ACORD®		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 1/11/2016
THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY 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 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).				
PRODUCER Sterling Risk Advisors Inc. P O Box 724137 Atlanta GA 31139		CONTACT NAME: Sheila Lear PHONE (A/C, No, Ext): (678) 424-6500 FAX (A/C, No): (678) 424-6501 E-MAIL Address: sllear@sterlingra.com		
INSURED The Macallan Group, LLC 1642 Powers Ferry Road Suite 250 Marietta GA 30067		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: Westfield Insurance Co.		24112
		INSURER B: Old Republic Insurance Co.		24147
		INSURER C: Great American Insurance Co.		16691
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES **CERTIFICATE NUMBER: 16-17 Liability** **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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY					EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR					DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input checked="" type="checkbox"/> Blanket Waiver Included	X	TRA3485432	2/1/2016	2/1/2017	MED EXP (Any one person) \$ 15,000
	<input checked="" type="checkbox"/> Coverage is Primary		XCU Included			PERSONAL & ADV INJURY \$ 1,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE \$ 2,000,000
<input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PRODUCTS - COMP/OP AGG \$ 2,000,000
<input checked="" type="checkbox"/> OTHER: Blanket Addtl Instds						
A	AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
	<input checked="" type="checkbox"/> ANY AUTO					BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/> SCHEDULED AUTOS	TRA3485432	2/1/2016	2/1/2017	BODILY INJURY (Per accident) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS				PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB	<input checked="" type="checkbox"/> OCCUR	TRA3485432	2/1/2016	2/1/2017	EACH OCCURRENCE \$ 5,000,000
C	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/> CLAIMS-MADE	Umbrella Follows Form			AGGREGATE \$ 5,000,000
	DED <input checked="" type="checkbox"/> RETENTION \$ 0		XS3717670	2/1/2016	2/1/2017	EXCESS LIMIT \$ 5,000,000
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY		MVC304337			<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y/N <input checked="" type="checkbox"/> N	N/A	1/1/2016	1/1/2017	E.L. EACH ACCIDENT \$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below					E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
						E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Equipment & Scheduled Equip		TRA3485432	2/1/2016	2/1/2017	Leased & Rented Equip 125,000

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

CERTIFICATE HOLDER Sample Certificate	CANCELLATION 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 John Earl/SHEILA 

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APPENDIX | GC LICENSE



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: 6/30/2018

Issued: 9/7/2010



Real-time license verification is available at sos.georgia.gov/PLB

APPENDIX | BONDING LETTER



January 11, 2016

RE: The Macallan Group DBA Macallan Construction – Surety Prequalification

To Whom It May Concern:

I am pleased to confirm that The Macallan Group DBA Macallan Construction is a valued surety client of the Sterling Risk Advisors and the Hartford Casualty Insurance Company. In our opinion, The Macallan Group DBA Macallan Construction 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 The Macallan Group DBA Macallan Construction up to \$13,000,000 on any single project, within an aggregate limit of \$30,000,000 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 The Macallan Group DBA Macallan Construction.

Very Truly Yours,



John Earl
Attorney-in-Fact, Hartford Casualty Insurance Company

CC: Mike Minutelli, The Macallan Group DBA Macallan Construction
Jon Hollister, Hartford Casualty Insurance Company, Atlanta, GA

APPENDIX | EMR LETTER



February 3, 2016

Michele L. Harry
The Macallan Group, LLC
1642 Powers Ferry Road, Suite 250
Marietta, GA 30067

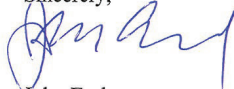
**RE: The Macallan Group DBA Macallan Construction
Workers Compensation Experience Modification History**

The following summarizes your Workers Compensation Experience Modification Rate (ERM) for the past five years:

2015	1.10
2014	1.05
2013	1.05
2012	0.93
2011	0.93

Please don't hesitate to contact me if you need anything further regarding The Macallan Group's ERM.

Sincerely,



John Earl

COMMERCIAL, PROFESSIONAL & PERSONAL INSURANCE | SURETY | EMPLOYEE BENEFITS | RISK MANAGEMENT

2500 CUMBERLAND PARKWAY • SUITE 400 • ATLANTA, GA 30339
TELEPHONE: 678.424.6500 • FAX: 678.424.6501 • WWW.STERLINGRISKADVISORS.COM