



CONSTRUCTION TEAM PRESENTATION

Campus Wide ADA Upgrades

March 18, 2015

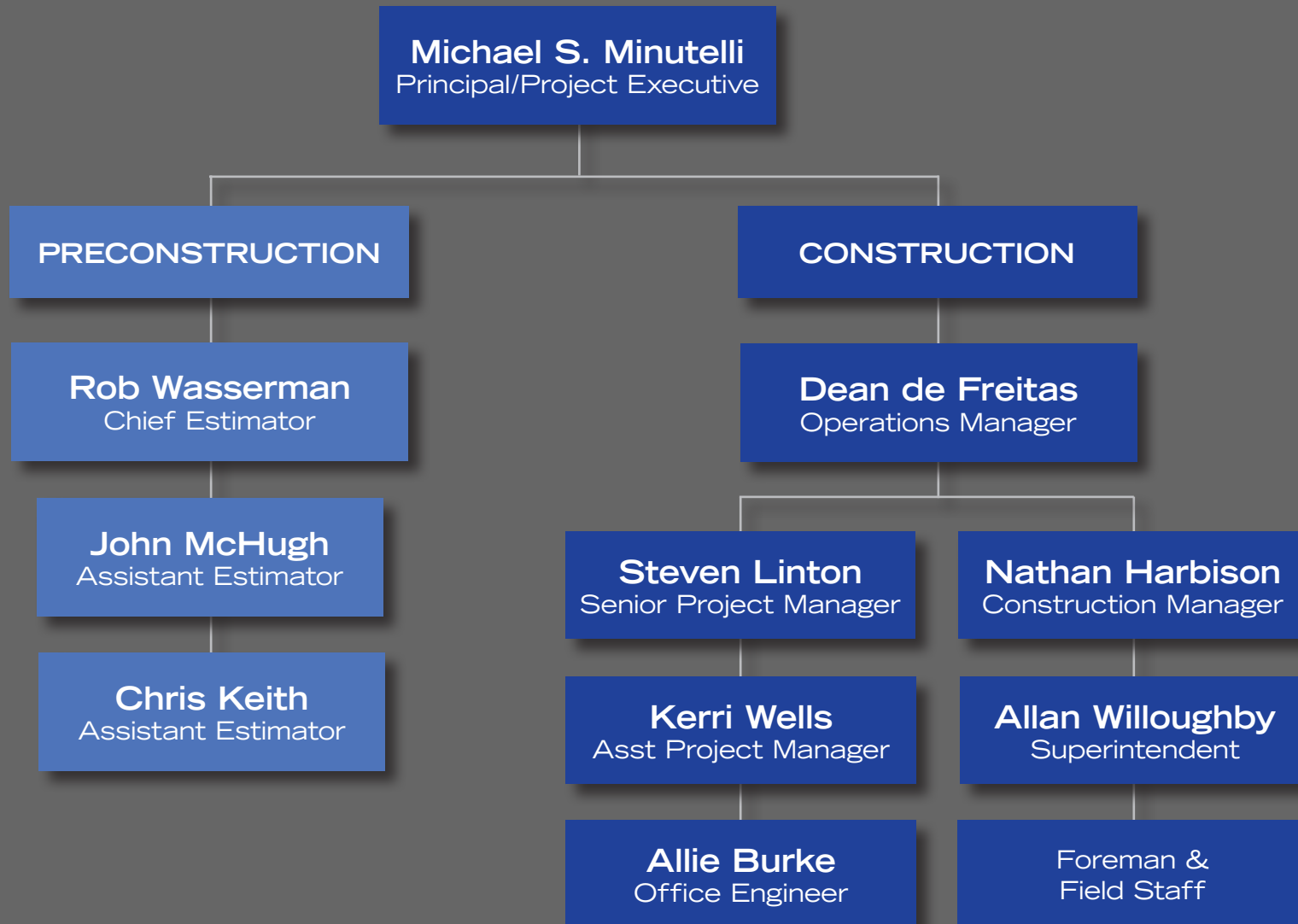
EXECUTIVE SUMMARY

Macallan Construction is a versatile general contractor that is known for seamlessly executing complex commercial construction projects.

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, Macallan can execute the most challenging construction projects and deliver the highest quality end-product for the best possible price.

We are licensed as an unlimited tier General Contractor in Georgia and have bonding capabilities that significantly exceed the requirements of this project.

TEAM MEMBERS



* Staff above is available and located in corporate office approximately 13 miles from project. Some staff members are currently working on campus.



MICHAEL S. MINUTELLI
Principal/Project Executive

- BS in Building Construction, Georgia Institute of Technology
- MBA, Georgia State University
- Licensed Unlimited Tier General Contractor, State of Georgia
- LEED Accredited Professional
- Years in Industry: 18

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, streamlining complicated projects, and the ability to find creative solutions to project related issues.

Select Representative Projects:

- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Georgia Tech Paper Science Museum
- Emory University Kaminsky Fieldhouse
- Canterbury Court CCRC
- Walton High School Concession & Bathrooms
- Georgia Tech College of Computing
- Gwinnett County Neighborhood Stabilization Program
- Piedmont Park Expansion
- Indian Hills Country Club
- Piedmont Driving Club
- Phoebe Sumter Medical Center
- Spring Harbor CCRC



DEAN DE FREITAS
Operations Manager

- BSE in Civil Engineering, Tulane University
- Licensed Utility Manager, State of Georgia
- LEED Accredited Professional
- Years in Industry: 25

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. From 1998 through 2007 he was the Operations Manager for Tayco Contractors.

Select Representative Projects:

- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Georgia Tech Paper Science Museum
- Emory University Kaminsky Fieldhouse
- Emory University PE Building Renovations
- Canterbury Court CCRC
- Walton High School Concession & Bathrooms
- Sterling Estates Assisted Living Facility
- Piedmont Park
- Indian Hills Country Club
- Sandtown Crossing Medical Office Building



STEVEN F. LINTON
Senior Project Manager

- BS in Architectural Engineering, University of Southern Mississippi
- LEED Accredited Professional
- ASCE: Construction Law, Construction Management for Engineers & Shallow Foundation Design
- Years in Industry: 20

Background:

Linton has developed valuable skills while managing multiple disciplines in Development, Design, Construction, and Life Cycles of Buildings.

He began his career guiding the Design and Construction of Projects for Owners from inception to conclusion including Schools, Hospitals, and municipal projects. Steven embraced the opportunity to manage large scale Construction Projects in 1998 utilizing multiple contract delivery methods in the Gaming, Hospitality, Healthcare, and Municipal Industries. Steven focuses on being the team leader and facilitate the needs of the group so that each participant can be a cohesive component for the success of the Project.

Select Representative Projects:

- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Albany Technical College Pedestrian Bridge
- Roswell Old Mill Park Machine Shop Event Facility
- Lost Mountain Park
- Seven Springs Museum
- Marriott Renaissance, Baton Rouge
- Louisiana Cancer Research Center, New Orleans
- MNAS Fire & Rescue, Meridian
- Army Reserve Warehouse, Gulfport
- Imperial Palace Casino, Biloxi
- Central Community Schools, Baton Rouge



ALLAN WILLOUGHBY
Superintendent

- Associates in Construction Science, Columbus Tech
- LEED B+C, Lead Renovation, Repair and Painting, Asbestos Removal, GSWCC NPDES Level IA
- Years in Industry: 22

Background:

Willoughby has been in the construction industry for twenty-two 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 this project.

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:

- Georgia State University Sculpture Studio
- Georgia State University Student Center
- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Georgia State University Panther's Den
- Georgia State University COED Restrooms
- Georgia State University Sports Arena
- Georgia State University Kell Hall
- Georgia Tech Paper Science Museum
- Georgia Tech Health Center Renovation
- Georgia Tech President's Suite-Bobby Dodd Stadium
- Emory University Covered Walkway
- Canterbury Court 300-Unit Renovation
- City of Sandy Springs Nature Preserve Center

TEAM EXPERIENCE



These projects for Georgia State University are examples of projects that our proposed team worked on together, in tight urban settings, had effective budget control and schedule management.

Sparks Hall Graphics

- Drywall repair and painting of hallways
- Coordination with GSU Marketing Team on design of graphics
- Installation of wall graphics
- Completed during summer schedule in the evening



Practice Football Facility

- Installation of drink station, ice machine and new flooring in locker room
- Installation of windscreen and graphics of practice field fencing
- Three week schedule from commencement to completion in order to facilitate start of season

TEAM EXPERIENCE



Student Center Desk

- Replacement and renovations of International Student Information Center including touch screen technology
- Completed during day on occupied campus and at night to minimize testing schedule impacts

Sculpture Studio Relocation/Renovation

- Design/build process for the relocation of the sculpture studio from its existing facility into an 80 year old warehouse structure on Edgewood Avenue
- Specialized MEP requirements including dust control, ventilation and metal particle controls
- Initial conceptual budget has been maintained throughout project



TEAM EXPERIENCE



Macallan has worked with the Emory University Facilities Department on multiple projects including the Kaminsky Intramural Park Improvements and the Woodruff Physical Education Center ADA improvement projects.

Woodruff P.E. Center ADA Improvements

- Demolition, MEP, interior finishes, lockers, and a curved steel lighted handrail in the main lobby
- All renovation work was completed in an occupied building with day-to-day coordination between Macallan and the Emory Athletic Department to ensure the seamless ongoing use of the facility



Kaminsky Field House

- Demolition of an existing structure and construction of a new field house
- Sitework, site parking, underground utilities, lighting improvements and installation of perimeter sports netting

TEAM EXPERIENCE



Macallan has worked with the Georgia Institute of Technology Facilities Department on multiple projects including the International Paper Science Museum and the Computing Choral Suite relocation projects.

International Paper Science Museum

- 2,500 SF renovation to the existing International Paper Science Museum
- Interior demolition, foundation stabilization and a complete refinish of all interiors
- Completed during day in occupied building



Computing Choral Suite Relocation

- 2,000 SF renovation of classroom space
- The project included leveling of a sloped floor and the installation of acoustical panels
- Project completed during winter break

ABILITY TO SOLVE COMPLEX PROJECT ISSUES



It is inevitable that issues will arise in construction projects, especially those involving renovation work.

Prompt and clear communication, coupled with a team oriented approach, is essential in order to efficiently resolve these issues while minimizing cost and schedule impact to the project.

The typical steps in this process include:

- Identifying and rapidly communicating the issue
- Selecting/researching available options and developing an action plan
- Communicating the proposed action plan to the Owner/Designer and finalizing a mutually agreeable solution
- Executing the solution and monitoring results

Examples:

- Canterbury Court Kitchen Renovation
- LakePoint Schedule Acceleration
- Georgia Tech IPST Museum Underpinning

CAMPUS WIDE ADA UPGRADES



Having worked on numerous projects at GSU, we understand the process and how to be successful and efficient on small projects. Macallan enjoys acting as an extension of the facilities department and our ultimate goal is to streamline the construction process in the most efficient and effective manner possible.

We believe this project is a great fit for our organization in terms of aligning our firm's strengths, experience, and personnel with Georgia State University's needs and requirements.

Macallan Construction has spent a considerable amount of time reviewing the existing conditions and conducting site visits to ensure we have a complete understanding of the entire scope of work involved in this project.

We have held meetings with key subcontractors on-site, solicited budget pricing from the major subcontractor trades, and have compiled a preliminary estimate. We have analyzed the project schedule and feel confident that the durations are realistic and achievable.



\$396,000 BUDGET

6 BUILDINGS | 7 PROJECTS

3 MONTH SCHEDULE



LOGISTICS | URBAN LIFE BUILDING



SCOPE

- Restroom renovation on floors 4 and 6
- ADA compliant and upgrade existing finishes

CONSIDERATIONS

- Tight Space
- Leave one floor in service at a time



LOGISTICS | SPARKS HALL



SCOPE

- Replace handrails at North and South stairwells on all 4 floors
- Includes entrance stairs on north street side

CONSIDERATIONS

- Salvage value of existing rails
- Needs guardrail



LOGISTICS | COLLEGE OF EDUCATION



SCOPE

- Upgrade railing on stairs in 10 story building with two stairwells

CONSIDERATIONS

- High traffic
- Prefabricate guardrail with continuous rail



LOGISTICS | URBAN LIFE BUILDING



SCOPE

- Upgrade railing on 12 story building with six stairwells
- Extensions
- Continuous rail
- Existing fall support

CONSIDERATIONS

- Existing pickets do not meet code
- Cost efficient solution to enclose with expanded metal and add guardrail extension



LOGISTICS | ARTS AND HUMANITIES



SCOPE

- Modify railings on 6 story building with two stairwells
- Extensions

CONSIDERATIONS

- Add guard rail with continuous rail
- Can be prefabricated



LOGISTICS | SCIENCE ANNEX

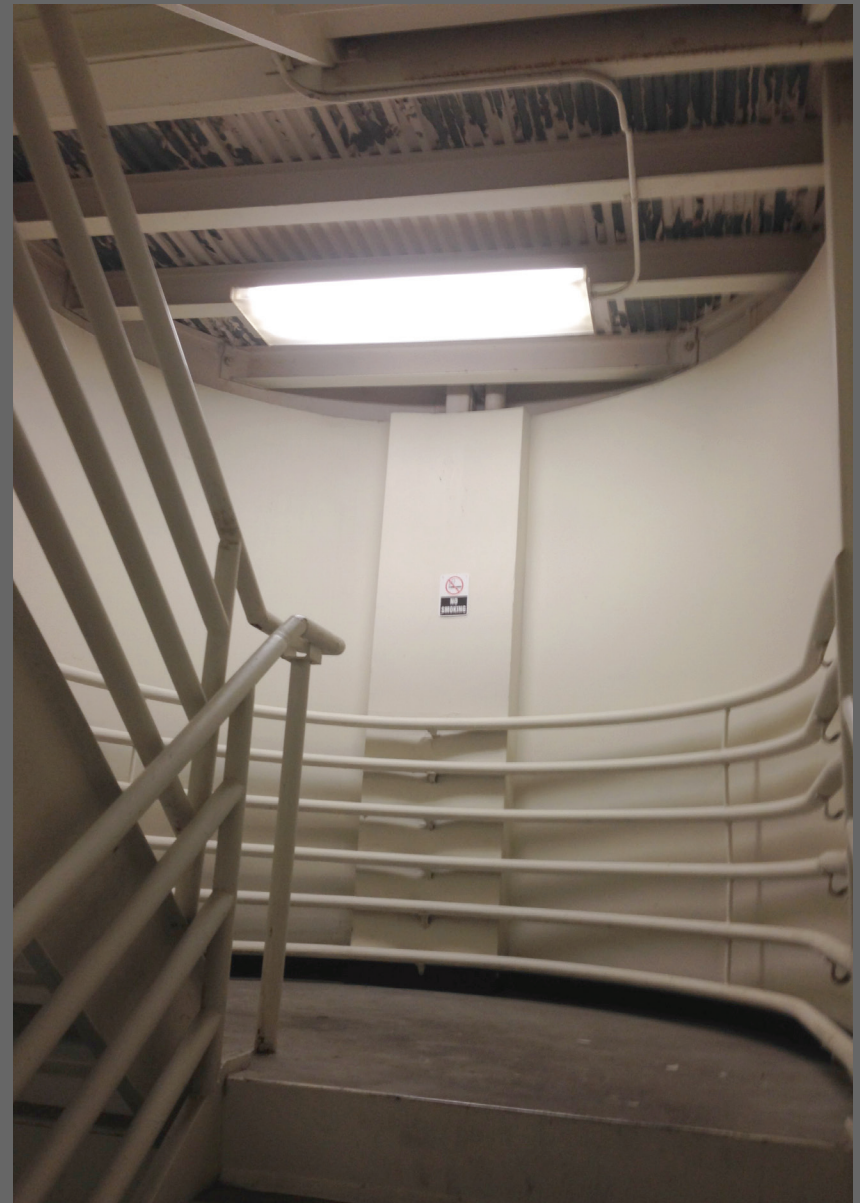


SCOPE

- Upgrade stair railings on 5 story building with two stairwells
- Modify railings
- Parking garage structure

CONSIDERATIONS

- Tight work space
- Could add guardrail with continuous handrail



LOGISTICS | NATURAL SCIENCE CENTER

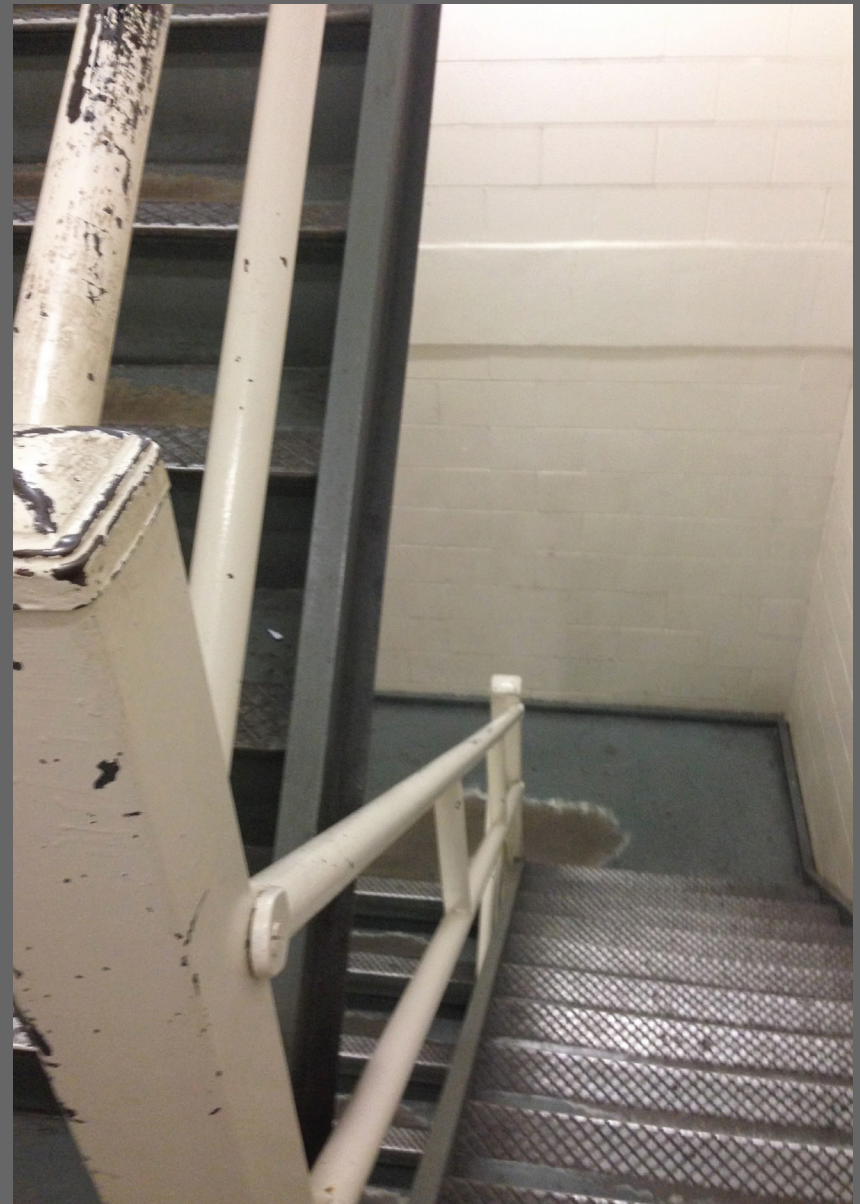


SCOPE

- Upgrade stair railings in three stairwells on all floors
- Raise rail
- High traffic

CONSIDERATIONS

- Add extension to top rail
- May be easier to remove and replace



ISSUES FOR THIS PROJECT AND PROPOSED APPROACH



The campus wide ADA upgrades will offer significant opportunities to solve complex project issues and Macallan Construction is well equipped to anticipate and properly address each of these issues.

- Safety – A detailed public safety plan will be developed for each building
- Staging will be a premium
- Logistics – proper planning, just-in-time deliveries
- Scheduling – detailed breakdowns by daily activities
- Minimize labor in building by maximizing prefabrication
- Utilize exceptions in new code to reduce extension requirements
- Some locations dictate necessity of removal and replacement to minimize shut down impact
- Consider add ons in lieu of cut and weld in place
- Team Approach – communication is key on this project and we expect to work together as part of the GSU facilities team to communicate and solve issues as they are presented

SAFETY PLAN FOR PROJECT

Safety will be a key component of this project and Macallan has already analyzed the project specific hazards and risks with our safety consultants Bermac Risk Management as well as input from the GSU Fire Safety Manager. The risks that have been identified include:

- Protection of students and faculty
- Welding and cutting in occupied buildings
- Closing means of egress
- Building traffic control
- Mobilization and storage of compressed gas

Each one of these risk factors will have project specific plans that reviewed on a daily basis. Macallan's Safety and Loss Control Program has been highly effective in maintaining safe and productive job sites - we have a low EMR and incident rate.

In addition to the project specific risk, Macallan has regular jobsite safety meetings, toolbox talks, internal safety team meetings and employs Bermac to visit jobsites weekly. Additionally, all of Macallan's field supervisory personnel are OSHA certified.

Macallan's corporate safety philosophy is to maintain a zero accident tolerance level and ensure the safest work environment.

Macallan also excels at working in school and campus environments. The key personnel proposed for this project have direct experience working on school and campus projects. We understand the nuances that come with working in occupied environments and we are currently executing work on a number of other campuses around Atlanta.

SCHEDULE MANAGEMENT PLAN

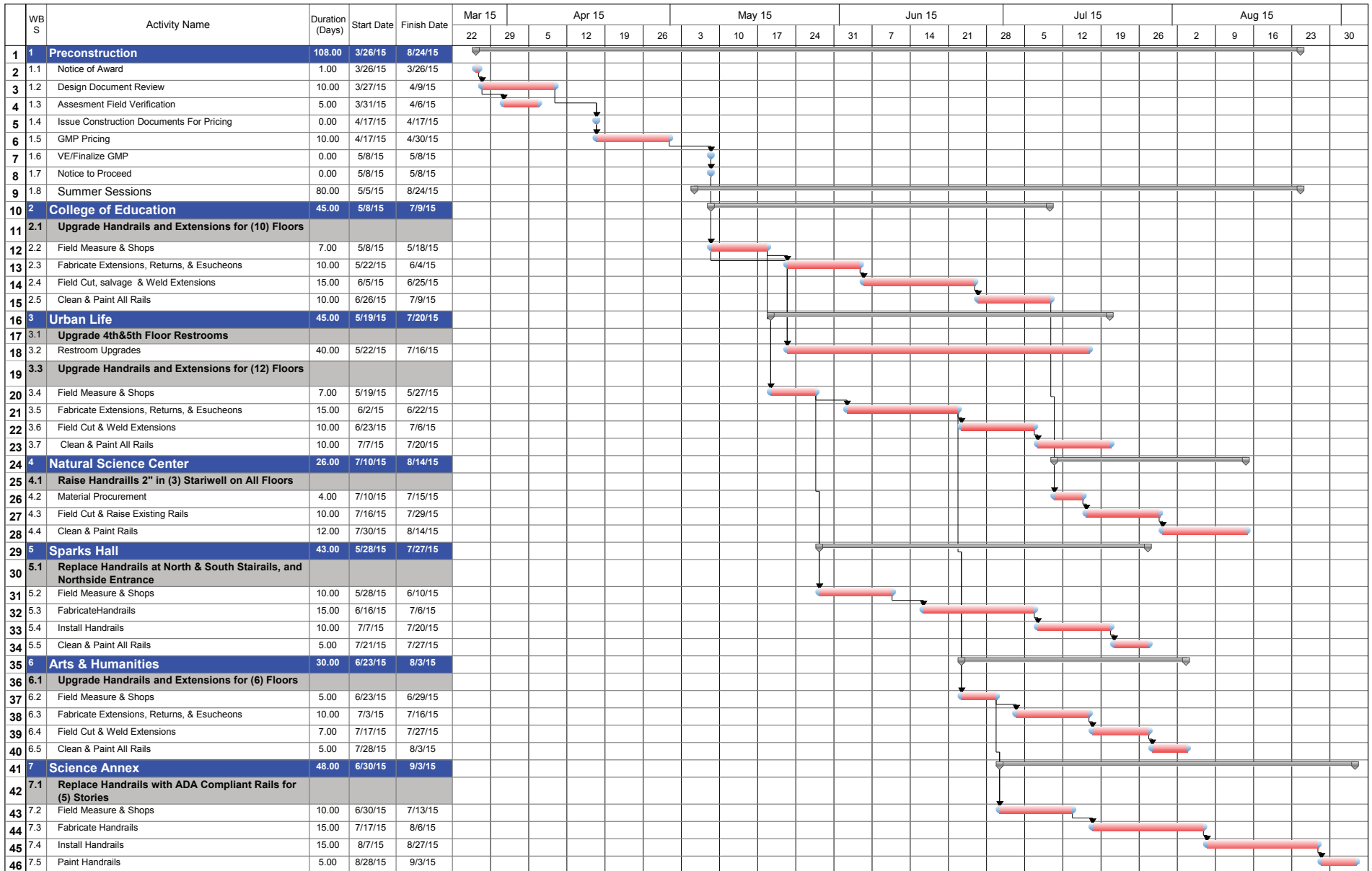


Macallan will develop an Overall Project Schedule (OPS) that includes all preconstruction, procurement, construction, and closeout activities. This OPS will be published and updated regularly and will clearly define project parameters and serve as the basis for monitoring progress, identifying and correcting deficiencies, and providing accountability for all team members.

It is imperative that this schedule is overlaid with all pertinent GSU schedule info. Our goal is to ensure that the most disruptive activities will take place when the occupancy and use for the buildings is at its lowest. Optimizing school breaks and off peak times of the day will make the schedule management much more effective for all parties involved in the project.



SCHEDULE MANAGEMENT PLAN



UNDERSTANDING OF STATED COST LIMITATION (SCL)



We understand the Stated Cost Limitation of this project to be \$396,000. We also understand that this SCL is to include the following:

- Hard costs (labor, material, subcontractor)
- General conditions
- CM fee, overhead & insurance
- Adequate contingency for the entire project scope

Based on the preliminary pricing that we have prepared, with assistance from select subcontractors, we are confident that the SCL is adequate to cover the restroom renovations and most of the stairway modifications.

It will be a challenge to incorporate all of the desired scope under the SCL, but it is possible with creative scheduling and value engineering.



CONTROLLING PROJECT COSTS



Effective cost management is critical to the success of any project and we see detailed planning as the best way to control project costs. For the campus wide ADA upgrades, Macallan Construction will follow these steps to ensure that project costs are properly established and controlled throughout the project:

- **Detailed Subcontractor Pricing** – Macallan has already met with numerous subcontractors to provide preliminary pricing on this scope of work.
- **Value Engineering Options** - Macallan has identified a number of value engineering alternatives for this project that could potentially save time, money and offer a safer installation option.
- **Establish GMP** – Our thorough planning and detailed pricing ability will allow us to establish a GMP that will not need to be adjusted throughout the project assuming the scope or work remains the same.
- **Creative Solutions To Unforeseen Conditions** – Macallan is excellent at coming up with unique solutions for unforeseen issues that arise during renovation projects. We look at these opportunities as a challenge to provide a service and showcase our ability to tailor a solution for our clients without incurring additional costs.

CHANGE MANAGEMENT PLAN



Given the nature of this project, there is potential for significant change to the scope of work during construction. However, we believe that this potential can be mitigated by close coordination and consultation between the Construction Manager and Design Professionals during the budgeting and design phase. This involvement will help identify and resolve issues prior to GMP finalization and the start of construction.

A significant factor in controlling change issues on this project will involve balancing the construction schedule with the hours of operation and class schedules for the impacted buildings. By working with department heads and end users to identify periods when work can be completed efficiently, while simultaneously minimizing impact to the operations of the respective facilities, potential delays and cost impacts can be avoided.



As always, communication is the key to managing change and Macallan will be in constant communication with the GSU Facilities Department on any changes that arise on this project.

SUBCONTRACTOR MANAGEMENT & QUALITY ASSURANCE



As part of our standard subcontractor management process, Macallan incorporates quality assurance measures using a series of checks and balances starting with procurement and continuing through the construction and project closeout phases.

The key subcontractors for this project are the handrail fabricators and installers. It is imperative that the subcontractors are capable of detailing and fabricating handrails to exact specifications to limit any field modifications.



Identifying these key subcontractors during preconstruction and incorporating them into the project team as early as possible will ensure that the budget, schedule, safety and logistics are seamless throughout the project.

CLOSE OUT PLAN



Given the nature of this project, we foresee the closeout plan being very straightforward.

Our quality assurance process is designed to minimize the punch list. Our goal is to be able to correct any and all punch list items within one week of the punch walk.

In addition, our project management staff begins collecting closeout items 30-45 days prior to completion of the project.

As an added incentive, subcontractors must turn in all closeout items prior to receiving their final payment. This ensures a comprehensive and streamlined closeout process.



OTHER SERVICES TO ADD VALUE

Macallan Construction differentiates itself by finding ways to add value to the Owner on every project we work on.

- Our team members and their level of experience of working on past projects at Georgia State University adds value. There will be no learning curve from understanding the logistics of the campus or the proper channels of communication.
- We analyze every dollar spent as if we are spending our own money. We realize the fiduciary responsibility that we have as the Construction Manager and our goal is make sure that the University is getting the best possible value for each dollar spent.
- This is achieved through value engineering, identifying and vetting the best possible subcontractors, comparing and contrasting different means and methods to find the most efficient solutions and employing best practices from a project management standpoint.
- Our level of communication and team approach adds value. From timely decisions to problem solving with the Owner in the field, we are continuously fostering a team approach that requires less resources from the Owner and makes for a more successful project.
- The ability to self-perform gives Macallan the capability of being more flexible and cost efficient on renovation type projects where the scope of work may be more fluid.

We understand that adding value to every project we work on is the best form of marketing for future work and this is what we strive for everyday.

WHY MACALLAN FOR THIS PROJECT

- Entire Project Team has Campus Experience including Georgia State University
- Facilitate Team Approach
- Self-Perform Capabilities
- Experience Working in Occupied Spaces
- Past Successes Working In Campus Environments
- Integration with Campus Facilities Personnel
- Working in Tight Urban Environments
- Cost Quality and Schedule
- Ideal Project Size
- Safety/Risk Management Program
- University/Site Logistics
- Sensitivity to University Calendar
- Adherence to Campus Rules/ Policies