



STERLING ESTATES OF WEST COBB

CONSTRUCTION TEAM PRESENTATION

MAY 14, 2015

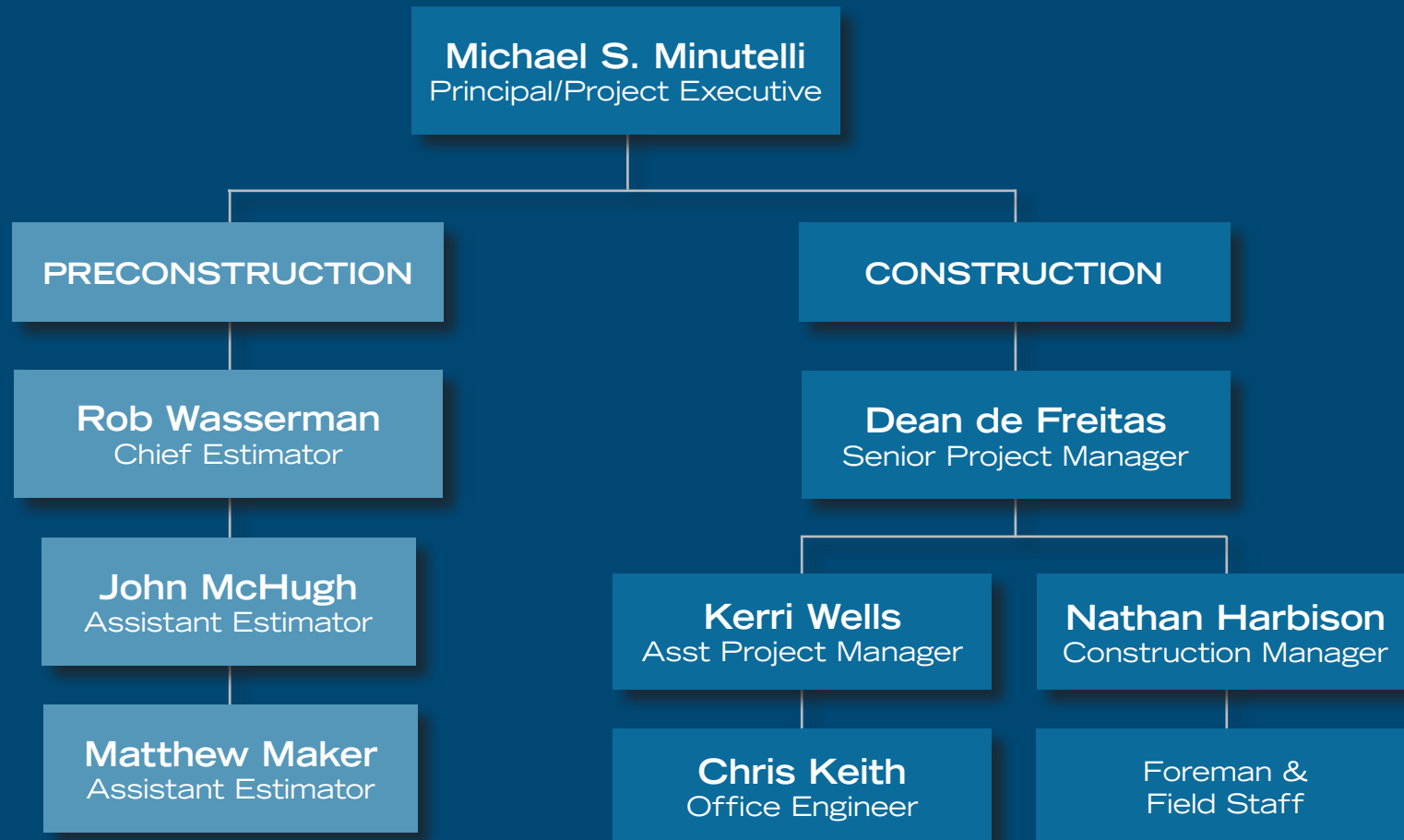
EXECUTIVE SUMMARY

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.

QUALIFICATIONS & EXPERIENCE OF PROJECT TEAM





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: 20

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:

- Sterling Estates Senior Living Community
- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Reinhardt University Student Housing
- 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
- Georgia Tech College of Computing
- Emory University Kaminsky Fieldhouse
- Walton High School Concession & Bathrooms
- Bellsouth
- Gwinnett County Neighborhood Stabilization Program
- Piedmont Park Expansion



DEAN DE FREITAS
Senior Project Manager

- BSE in Civil Engineering, Tulane University
- Licensed Utility Manager, State of Georgia
- LEED Accredited Professional
- Years in Industry: 26

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-six 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.

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- Georgia State University Sparks Hall Graphics
- Georgia State University Football Practice Facility
- Georgia Tech Paper Science Museum
- Georgia Tech College of Computing
- Emory University Kaminsky Fieldhouse
- Emory University PE Building Renovations
- Walton High School Concession & Bathrooms
- Georgia International Plaza



NATHAN HARBISON
Construction Manager

- BS in Business Administration, South University
- LEED Accredited Professional
- NARI Certified Remodeler
- Years in Industry: 18

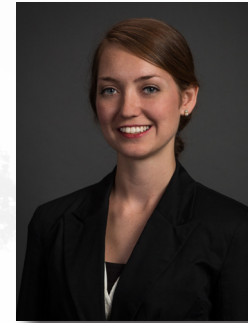
Background:

Harbison has over eighteen 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:

- Sterling Estates Senior Living Community
- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Reinhardt University Student Housing
- Georgia State University Task Order Contract
- Georgia Tech Paper Science Museum
- Clarkston City Hall Historic Renovation
- Seven Springs Museum Historic Renovation
- Roswell Old Mill Park Historic Renovation
- Sandy Springs Lost Corner Historic Renovation
- Gwinnett County Historic Lee Farm Barn Relocation
- Garden Hills Community Pool House
- Creekstone Clubhouse
- Indian Hills Country Club



KERRI WELLS
Assistant Project Manager

- 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
- Years in Industry: 7

Background:

Kerri has worked in the construction industry for over seven 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's construction knowledge and attention to detail makes her a valuable asset on Macallan projects.

Select Representative Projects:

- Canterbury Court Continuing Care Retirement Community
- Berman Commons Assisted Living
- Seven Springs Museum Historic Renovation
- Roswell Old Mill Park Historic Renovation
- Stanton Road Apartment Renovation
- Garden Hills Community Pool House
- Creekstone Clubhouse
- Bradford Gwinnett Townhomes
- Sandtown Crossing Medical Office Building
- Gwinnett County Neighborhood Stabilization Program
- Georgia Power Plant - McDonough
- Georgia Power Plant - Scherer
- Georgia Power Plant - Vogtle
- Ohio Valley Electric Corp

EXPERIENCE



STERLING ESTATES SENIOR LIVING COMMUNITY Marietta, Georgia

PROJECT DESCRIPTION

Macallan Construction was hired to complete 36,000 SF of independent living units as part of the Sterling Estates Senior Living Facility.

- Exterior skin of brick and stone
- Wood frame construction
- Exterior elevated concrete decks
- Residential finishes
- Worked on multiple units concurrently



EXPERIENCE



CANTERBURY COURT CONTINUING CARE RETIREMENT COMMUNITY Atlanta, Georgia

PROJECT DESCRIPTION

Macallan Construction was awarded an ongoing task order project for a 300 unit, occupied, multi-building, high rise retirement community located in the heart of Buckhead.

- To date, we have completed demolition and interior renovation of over 100 residential units.
- Some of these units are standard floor plans and some units are customized to Owner specifications.
- Worked on multiple units concurrently.
- Other projects have included lobby, kitchen and exterior renovations.



EXPERIENCE



HARMONY ON THE LAKES Canton, Georgia

PROJECT DESCRIPTION

Macallan Construction completed a contract for single family homes and townhomes located in a 980 acre Master Planned Community.

- Given developed lots and completed vertical construction
- Multiple floor plans
- Worked on multiple units concurrently
- Wood frame construction
- Exterior skin of brick, stone and siding

BRASFIELD & GORRIE PARTNERED PROJECTS



BERMAN COMMONS
Dunwoody, Georgia



PIEDMONT PARK
Atlanta, Georgia



**REINHARDT UNIVERSITY STUDENT
HOUSING**
Waleska, Georgia

SERVICES

DESIGN PHASE

- Definition of Scope
- Budgeting
- Feasibility
- Iterative Design Process

PRECONSTRUCTION

- Preliminary Budget
- Value Engineering
- Constructibility Analysis
- Preliminary Schedule
- Client Coordination
- Subcontractor Evaluation & Bidding

CONSTRUCTION

- Procurement
- Subcontractor Management
- Final Budget
- Scheduling & Project Logistics
- Quality Assurance
- Cost Control
- Safety/Risk Management

POST CONSTRUCTION

- Closeout Documents
- Warranty Service
- Commissioning
- Ongoing Task Order Contractor



SAFETY AND SITE SECURITY



SAFETY PLAN

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.

Macallan has regular jobsite safety meetings, toolbox talks, internal safety team meetings and employs a third party safety consultant that visits 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

The following are steps that promote safety during project construction:

- The company's prompt action to eliminate unsafe conditions.
- Acceptance of the employee's right to expect a safe, clean, and healthy work environment.
- The provisions of effective and practicable mechanical safeguards.
- The provisions of personal protective equipment.
- The observance of all applicable laws, standards, codes, and ordinances as minimum requirements to safety.
- Delineation of responsibilities for management, employees, and safety personnel.
- Recognition of the need for trained safety personnel.
- Written safety practices and instructions for each job.
- Indoctrination of new employees in the company's policy for accident prevention.
- Special effort to train all employees in the company's safety program.

SUMMARY OF WHY MACALLAN FOR THIS PROJECT

- Entire Project Team has Assisted Living Experience including Working with the Sterling Estates Team
- Past Experience working with Brasfield & Gorrie
- Principal Involvement
- Facilitate Team Approach
- Self-Perform Capabilities
- Extensive Experience with Wood Frame Type Construction
- Cost Quality and Schedule
- Ideal Project Size
- Safety/Risk Management Program
- Site Logistics
- Commercial Approach to Project Management
- Financial Stability - Bonding Limit of \$20,000,000