



**CONSTRUCTION TEAM PRESENTATION**  
**TRINITY ANGLICAN CHURCH**  
NOVEMBER 4, 2015



TRINITY



## 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.

## KEYS TO PROJECT SUCCESS



- Working in Occupied Space/  
Campus Environment
- Specialized Construction  
Experience
- Excel in Non-traditional Product  
Types
- Phased Construction
- Team Approach
- Project Team Experience



## OCCUPIED ENVIRONMENTS EXPERIENCE



- Crews have worked continuously for the last four years at Canterbury Court, a multiple building high-rise assisted living facility, occupied with over 500 residents in Buckhead.
- Higher education projects for Georgia Tech, Georgia State University and Emory University.
- Our clients regularly choose us for our expertise with this complex type of construction which requires an understanding of interim life safety measures, project phasing, unique scheduling, just-in-time logistical deliveries and owner's needs to maintain operations.
- Occupied space construction is the type of work we do every day and our subcontractors understand this. They are experienced in projects that present these kinds of challenges and scope.

## SPECIALIZED GENERAL CONTRACTOR

- Extensive experience on a multitude of diverse renovation projects.
- Each one of our projects is unique in nature and our approach is customized to meet the needs of the client.
- We focus on complicated projects in occupied environments.
- Experience in diverse project types; commercial, healthcare, higher education, historic preservation, multi-family, retail, parks and recreation.
- Ability to self-perform several major trade areas.
- Provide a high level of personal service to our clients - we do this by having a principal involved in each one of our projects from preconstruction to completion.



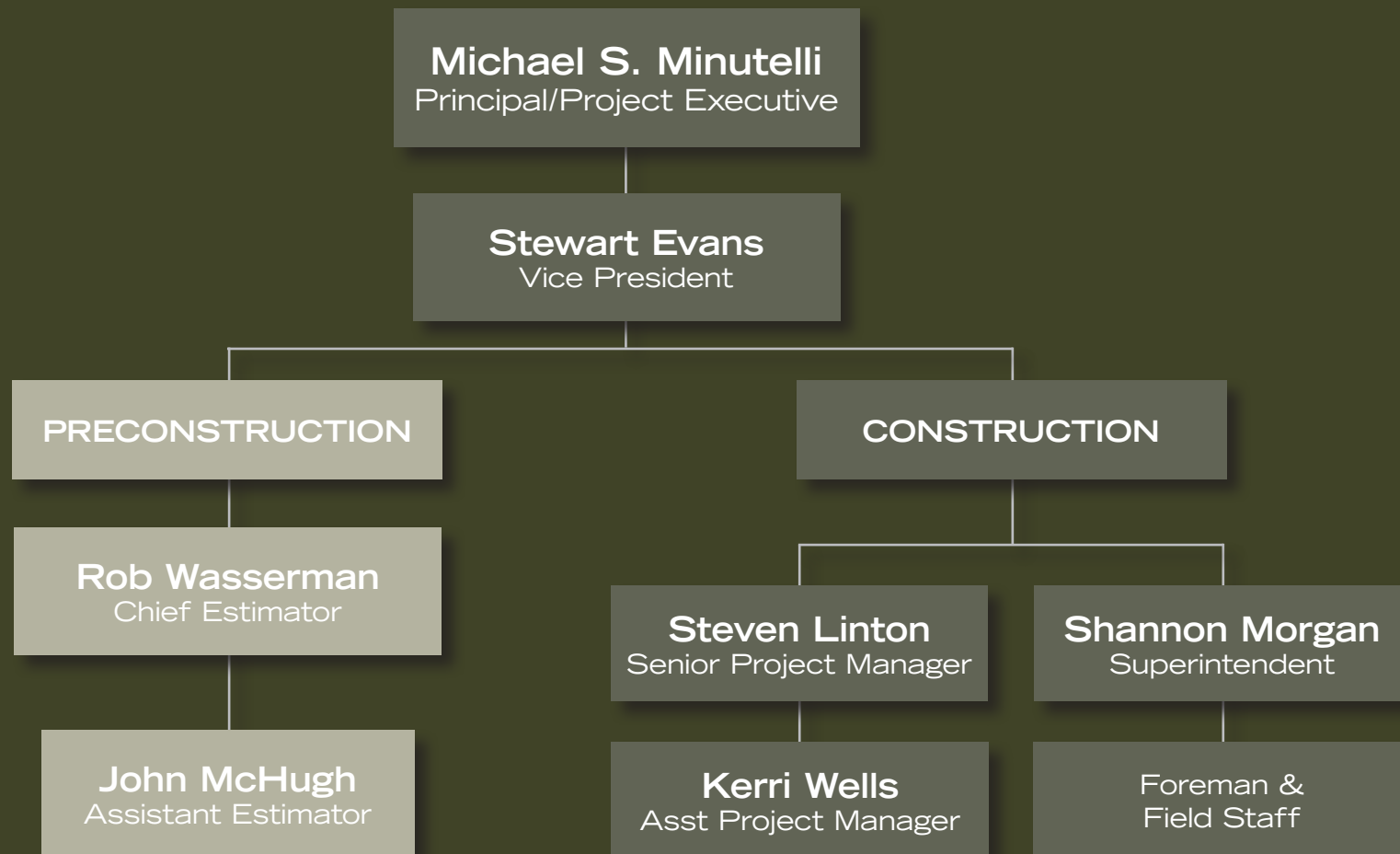
## TEAM APPROACH AND PROJECT TEAM EXPERIENCE



- Facilitate team approach
- Full integration with onsite campus facilities managers
- Extensive experience working in tight environments
- Safety/risk management program
- Campus/site logistics
- Sensitivity to campus calendar
- Adherence to campus rules/policies



## 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: 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
- Georgia Tech College of Computing
- Emory University Kaminsky Fieldhouse
- Canterbury Court CCRC
- Walton High School Concession & Bathrooms
- Bellsouth
- Gwinnett County Neighborhood Stabilization Program
- Piedmont Park Expansion
- Indian Hills Country Club
- Piedmont Driving Club
- Phoebe Sumter Medical Center



**STEWART EVANS**  
Vice President

- BS in Architecture with a Minor in Building Construction, Georgia Institute of Technology
- Years in Industry: 20

**Background:**

Evans joined Macallan Construction in 2015. He 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:**

- Franklin First United Methodist Church
- Crosspointe Church
- Impact Church Renovation
- Church of the Highlands AVL Installations
- Oak Hill Baptist Church
- Church of God North GA Headquarters
- High Point Christian Academy
- Fulton County School SPLOST Program
- MARTA Perry Boulevard Bus Facility



**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:

- Evangel Assembly of God
- Assembly of God Headquarters
- First Baptist Church Renovation
- 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
- Hilton Garden Inn, New Orleans
- Marriott Renaissance, Baton Rouge (Shell Infill)
- Lost Mountain Park
- Louisiana Cancer Research Center, New Orleans
- MNAS Fire & Rescue, Meridian



**SHANNON MORGAN**  
Superintendent

- GSWCC NPDES Level IA
- OSHA 10 & 30 HR
- Apprenticeships at HVAC & Carpenters Local Union 225
- Years in Industry: 25

#### Background:

Morgan has been in the construction industry for over twenty-five years, and a Superintendent for over ten years. He has experience in site work intensive projects, including churches, parks & recreation, higher education, and municipal project types. His extensive experience working in campus environments makes him a perfect fit for this project.

Prior to becoming a Superintendent, Morgan served two apprenticeships, one through the HVAC local and one through the carpenters local. While working his way as a skilled craftsman he was eventually promoted to Superintendent managing large teams.

Shannon uses his field knowledge to serve as a resource to the project team, providing guidance and support throughout construction.

#### Select Representative Projects:

- Jasper First Baptist Church
- Clemson University John Calhoun Mansion
- Hillgrove High School
- North Georgia Technical College
- Sweetwater Park Tennis Facility
- Fair Oaks Park Tennis Facility
- Fannin County Courthouse
- Dawson County Jail
- Fifth Third Bank
- Cleveland Housing Authority Renovation
- Athens Water Treatment Plant Updates



# TRINITY



## **ROB WASSERMAN**

Chief Estimator

- B.S., Computer & Technical Science, University of Florida
- GA QA, Light Commercial & Residential Contractor, 2009
- EarthCraft Certified Builder Member, 2010
- Years in Industry: 25

### **Background:**

Wasserman is an experienced veteran of the construction industry with over 25 years of industry experience. He has held senior positions at several large Atlanta area builders as well as a previous partnership in a General Contracting firm doing both residential and commercial construction. Rob's many years of preconstruction work and field building experience give him a well-rounded construction background with a main focus in preconstruction estimating. Among areas of expertise are Educational Institutions, Historic Renovations, Assisted Living, Healthcare and Municipal Parks.

### **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 Campus Wide ADA Upgrades
- Albany Technical College Pedestrian Bridge
- Sweetwater Park Tennis Facility
- Fair Oaks Park Tennis Facility
- Canterbury Court CCRC
- Sterling Estates Assisted Living
- Roswell Old Mill Park
- Kennesaw State University
- LakePoint Sports Complex
- Creekstone Clubhouse
- Garden Hills Pool House

## LOGISTICS



As evidenced by our record of working in occupied environments, efficient and effective site logistics are an integral part of a successful project.

- A detailed logistics plan will be prepared for the project that identifies:
- Construction hours
- Employee & subcontractor conduct
- Delivery coordination and restrictions
- Construction parking
- Protection of existing conditions
- Scheduling and notification of excessive noise and traffic
- Waste disposal and recycling procedures
- Church activity schedule

## 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:

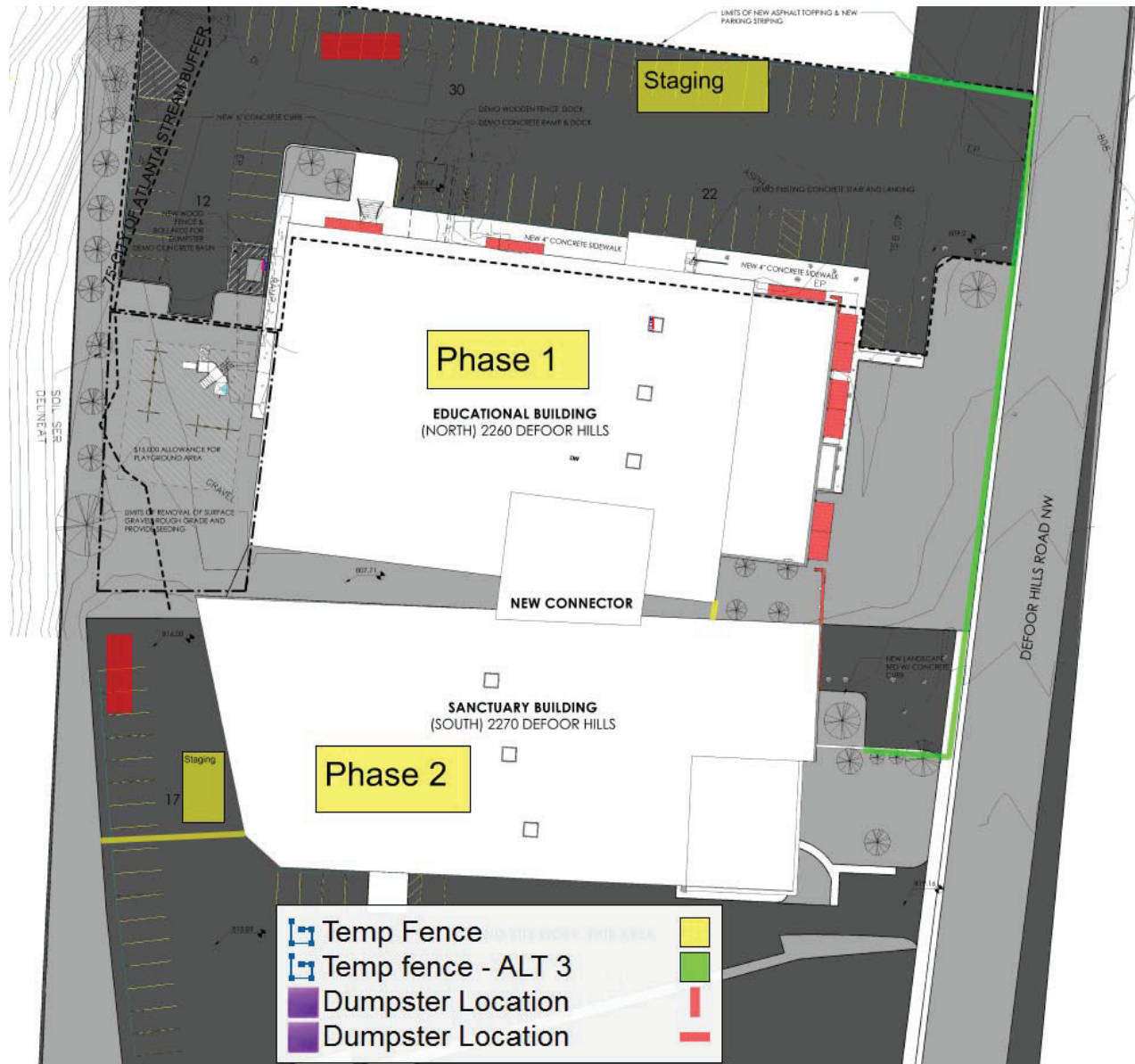
- The company's prompt action to eliminate unsafe conditions.
- Acceptance of the employee's right to expect a safe, clean, and healthy work environment.
- The provisions of effective and practicable mechanical safeguards.
- The provisions of personal protective equipment.
- The observance of all applicable 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.



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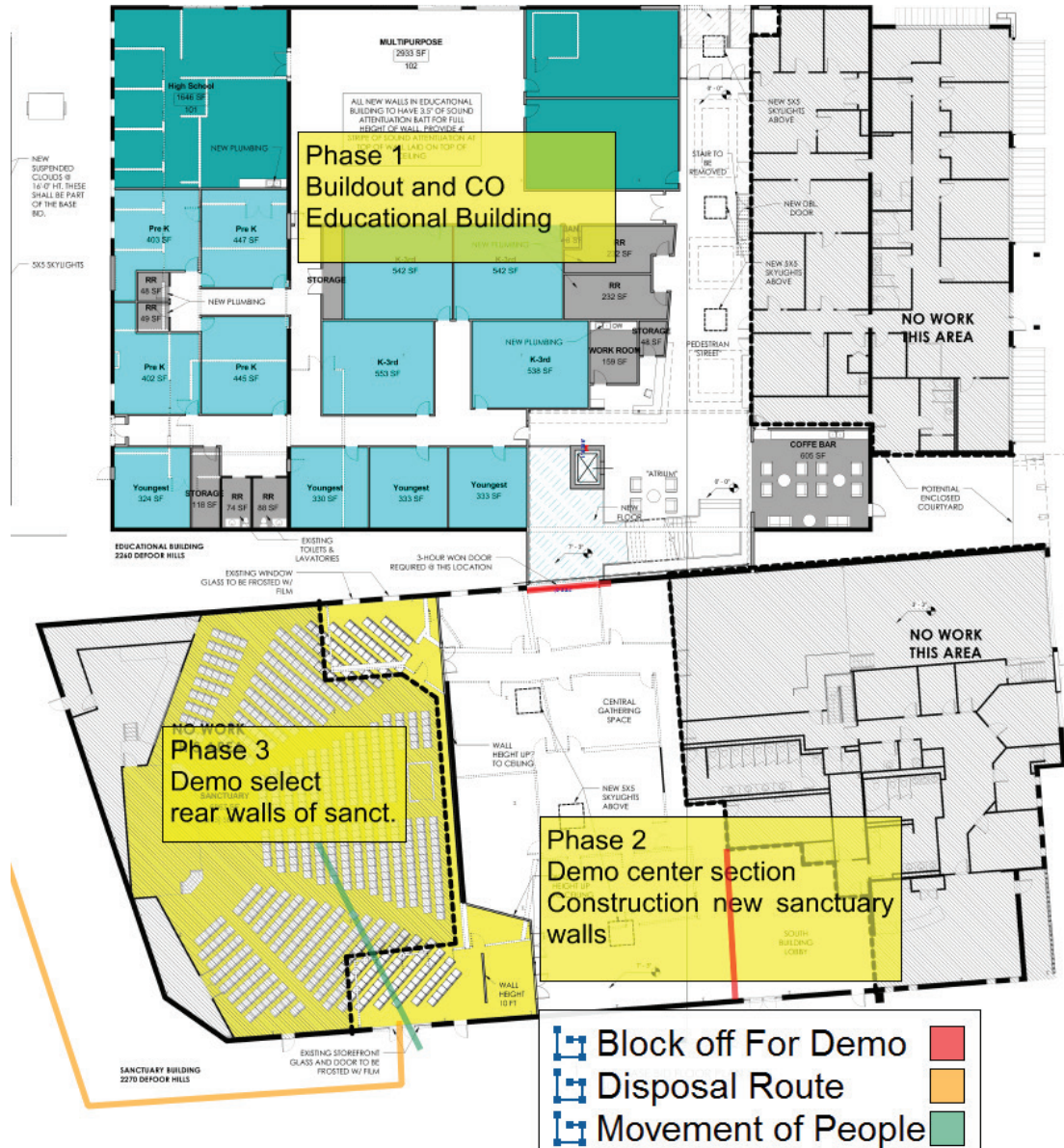


# PHASING PLAN





PHASING PLAN

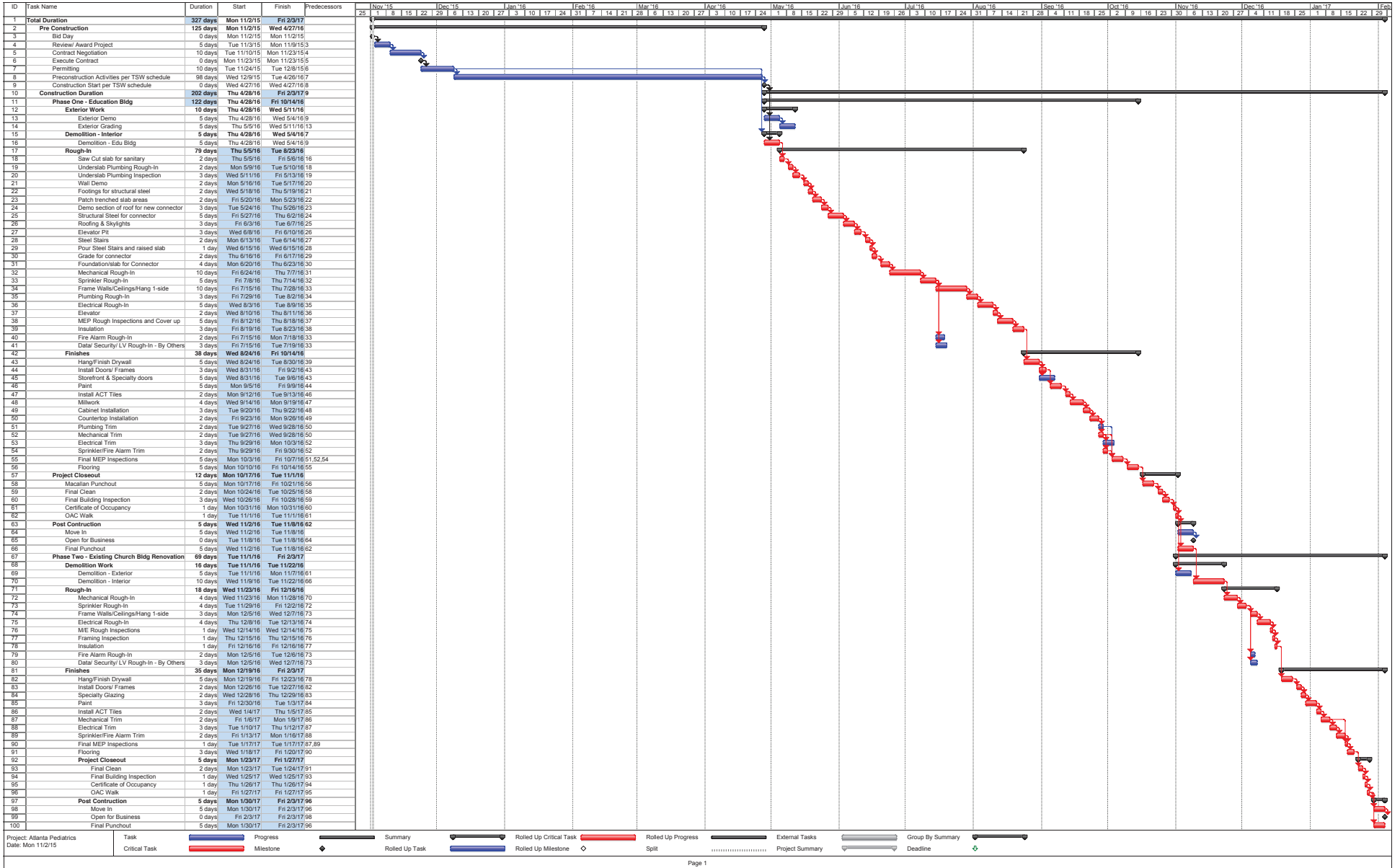




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PROJECT SCHEDULE





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# COST SUMMARY

Cost Summary		
Code	Activity	Cost
DIV 01	General Requirements	\$188,600
DIV 02	Site Demo & Clean-up	
	A Selective Interior Demolition	\$36,525
	B Selective Exterior Demolition	\$0
	C Cleanup, labor & punchout	\$24,185
	<b>Sub-Total</b>	<b>\$60,710</b>
DIV 03	Concrete	
	A Structural Concrete - Connector	\$45,180
	<b>Sub-Total</b>	<b>\$45,180</b>
DIV 04	Masonry	
	A Unit Masonry - Building in-fill	\$22,729
	<b>Sub-Total</b>	<b>\$22,729</b>
DIV 05	Metals	
	A Structural Steel for Connector & Elev tower	\$112,140
	B Steel Stairs & Rails for Connector	\$30,934
	C Struct steel canopy - Edu North entrance	\$5,000
	<b>Sub-Total</b>	<b>\$148,074</b>
DIV 06	Woods & Plastics	
	A Rough Carpentry - Material	\$1,050
	Rough Carpentry - Labor	\$1,600
	B Millwork Package (L&M)	\$21,967
	<b>Sub-Total</b>	<b>\$24,617</b>
DIV 07	Thermal & Moisture Protection	
	A Insulation & Waterproofing	\$4,997
	B Metal Roofing	\$20,242
	C Skylights	\$13,350
	D Exterior Siding	\$29,094
	<b>Sub-Total</b>	<b>\$67,683</b>
DIV 08	Doors & Windows	
	A Storefront Doors and Glass	\$28,385
	B Specialty Doors	\$16,872
	C Specialty Glazing	\$1,250
	D Interiors Doors & Frames - Material	\$14,742
	Interior Doors - Labor	\$2,625
	E Exterior Doors & Frames - Material	\$1,134
	Exterior Doors - Labor	\$150
	F Door Hardware - Material	\$9,990
	Door Hardware - Labor	\$1,295
	<b>Sub-Total</b>	<b>\$76,443</b>
DIV 09	Finishes	
	A Drywall (L&M)	\$213,432
	B Carpet (L&M)	\$7,500
	C Stained Concrete	\$52,368
	D Vinyl Base	\$6,463
	E Paint	\$49,998
	F Stucco	\$4,410
	<b>Sub-Total</b>	<b>\$334,171</b>
DIV 10	Specialties	
	A Bath Accessories & Mirrors (L&M)	\$8,357
	<b>Sub-Total</b>	<b>\$8,357</b>
DIV 11	Equipment	
	A None, NA	\$0
	<b>Sub-Total</b>	<b>\$0</b>
DIV 12	Furnishings	
	A Furnishings	\$0
	<b>Sub-Total</b>	<b>\$0</b>
DIV 13	Special Construction	
	A None, NA	\$15,000

Cost Summary		
Code	Activity	Cost
	<b>Sub-Total</b>	<b>\$15,000</b>
DIV 14	Conveying Systems	
	A None, NA	\$62,000
	<b>Sub-Total</b>	<b>\$62,000</b>
DIV 21	Fire Suppression	
	A Fire Sprinklers	\$32,894
	<b>Sub-Total</b>	<b>\$32,894</b>
DIV 22	Plumbing	
	A Plumbing Piping (L&M)	\$40,000
	<b>Sub-Total</b>	<b>\$40,000</b>
DIV 23	HVAC	
	A HVAC (L&M)	\$305,150
	<b>Sub-Total</b>	<b>\$305,150</b>
DIV 26	Electrical	
	A Base Electrical & Conduit Stub up	\$230,852
	B Light Fixtures	\$70,200
	<b>Sub-Total</b>	<b>\$301,052</b>
DIV 27	Communications	
	A Structured Wiring	\$0
	<b>Sub-Total</b>	<b>\$0</b>
DIV 28	Electronic Safety & Security	
	A Data / Access Control - by Owner	\$0
	B Fire Alarm	\$34,850
	<b>Sub-Total</b>	<b>\$34,850</b>
DIV 31	Sitework & Infrastructure	
	A Earthwork	\$11,859
	<b>Sub-Total</b>	<b>\$11,859</b>
DIV 32	Exterior Improvements	
	A Site Paving	\$28,452
	B Site Concrete	\$21,905
	C Site Handrails	\$5,500
	D Dumpster Enclosure	\$6,200
	E Site Landscaping	\$1,736
	<b>Sub-Total</b>	<b>\$63,793</b>
DIV 33	Utilities	
	A Site Utilities	\$0
	<b>Sub-Total</b>	<b>\$0</b>
	<b>Hard Cost - SubTotal</b>	<b>\$1,843,161</b>
	A Permits	Yes \$15,077
	B P&P Bond	No \$0
	C Risk Insurance - by Owner	0.00% \$0
	D Contingency - by Owner	0.00% \$0
	E Pre-construction fee	\$10,000
	F Fee / Overhead	7.00% \$129,021
	<b>Grand Totals</b>	<b>\$1,997,260</b>

Alternate pricing		Cost
Add	1	Alternate 1: Renovation of the Office Area in the Edu Building
		<b>\$183,456</b>
Add	2	Alternate 2: Renovation of the Office Area in the Sanctuary
		<b>\$393,497</b>
Add	3	Alternate 3: Creating of new parking area to east of the Edu Bldg
		<b>\$58,570</b>
ALT	4	Alternate 3: LULA ILO of commercial elevator
		<b>(\$24,000)</b>

## WHY MACALLAN FOR THIS PROJECT

- Facilitate Team Approach
- Self-Perform Capabilities
- Experience Working in Occupied Spaces
- Specialized Contractor - We Tailor our Project Approach to Meet the Needs of each Individual Client
- Wide-ranging Renovation and Interior Finish Experience
- 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

