

**MONTHLY REGENTS**  
**CONSTRUCTION INSPECTOR (RCI)**  
**REPORT NO. 18**  
**FOR**  
**THE BARTOW CENTER PHASE ONE BUILDING**  
**CONSTRUCTION PROJECT**  
**AT**  
**THE FLOYD COLLEGE CARTERSVILLE CAMPUS**  
**PROJECT NUMBER: I-87**

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FOR  
THE BARTOW CENTER PHASE ONE BUILDING CONSTRUCTION PROJECT  
AT  
THE FLOYD COLLEGE CARTERSVILLE CAMPUS  
PROJECT NUMBER: I-87

PREPARED FOR:  
*THE UNIVERSITY SYSTEM OF GEORGIA*  
*270 WASHINGTON STREET, S.W.*  
*ATLANTA, GEORGIA 30343*

PREPARED BY:  
*CONSTRUCTION & PROPERTY CONSULTANTS, INC.*  
*THE FORUM*  
*5155 PEACHTREE PARKWAY*  
*BUILDING 300, SUITE 3240*  
*NORCROSS, GEORGIA 30092*  
*(770) 209-9505*

PREPARED BY: PATRICK E. COUCH, RCI

PROJECT NUMBER: I-87

APRIL 30, 2005

## **TABLE OF CONTENTS**

<b>I.</b>	<b>DISCLAIMER</b>
<b>II.</b>	<b>GENERAL DESCRIPTION</b>
<b>III.</b>	<b>DESCRIPTION OF WORK IN PLACE</b>
<b>IV.</b>	<b>CONSTRUCTION COSTS</b>
<b>V.</b>	<b>SCHEDULE</b>
<b>VI.</b>	<b>DEFICIENCIES AND VIOLATIONS NOTED</b>
<b>VII.</b>	<b>PLANS AND SPECIFICATIONS</b>
<b>VIII.</b>	<b>PHOTOGRAPHS</b>
<b>IX.</b>	<b>LIST OF ABBREVIATIONS</b>
<b>X.</b>	<b>ATTACHMENTS</b>

**BARTOW CENTER PHASE ONE BUILDING  
CONSTRUCTION PROJECT  
FLOYD COLLEGE CARTERSVILLE CAMPUS**

**PROJECT NUMBER: I-87**

**I. DISCLAIMER**

The information contained in this report has been prepared at the direction of and for the sole benefit of our client. We cannot assume any liability for any third party interpretation of our report. Our company does not provide third party assignment letters.

**BARTOW CENTER PHASE ONE BUILDING  
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**II. GENERAL DESCRIPTION**

The Bartow Center Phase One will be located at 5441 Highway 20 N.E. on land owned by the Board of Regents and will consist of a 3-story structure with an attic for mechanical equipment.

The total square footage of the building will be approximately 109,963 square feet plus the attic and mechanical space of approximately 11,192 square feet for a total of approximately 121,155 square feet.

This structure will be mixed occupancy (Assembly, Business, and Mercantile) per NFPA 101 and the construction type will be 1B-Fully Sprinkled per the Standard Building Code.

The structural frame of the building will be of concrete and steel throughout. Footings, columns, beams, girders, floors will be of concrete, at 1-hour rated construction.

### **III. DESCRIPTION OF WORK IN PLACE**

#### **SITE**

- **DIVISION 2, SITEWORK:**

Final rough grading around structure effectively complete; Concrete curb and sidewalk placement at parking areas and north courtyard continue to make substantial progress; Underground piping placement for landscape irrigation now underway.

#### **BUILDING**

- **DIVISION 3, CONCRETE:**

Other than site work noted above, concrete placements scheduled to date now complete.

- **DIVISION 4, MASONRY:**

Masonry and stone placements around exterior of structure now effectively complete.

- **DIVISION 5, METALS:**

Final roofing panel, fascia coverings and gutter placements in progress along north elevation.

- **DIVISION 6, WOOD AND PLASTIC:**

Casework, countertop and trim millwork installations now substantially complete throughout the structure in E-W section areas.

- **DIVISION 7, THERMAL AND MOISTURE:**

Remaining exterior caulking operations on all elevations of the structure are now in progress with emphasis on the E-W section at this time; EIFS/Stucco placement around the exterior of the entire structure is effectively complete at this time.

- **DIVISION 8, DOORS AND WINDOWS:**

Interior/exterior door, hardware and glazing installations are substantially complete throughout.

**III. DESCRIPTION OF WORK IN PLACE (Continued)**

- **DIVISION 9, FINISHES:**

Current remaining interior drywall operations are confined to the elevator shaft, stairwells and storage areas at this time. Final interior ceramic floor tile placement is in progress in the grand stair vestibule. Ceiling grid installation is substantially complete throughout the entire structure at this time, with ceiling tile installation complete on the second and third floors of the E-W section. Carpet and VCT installation in all areas on second and third floors in E-W section substantially complete at this time. Interior stone placements now substantially complete throughout the structure. Final coat interior painting operations are now in progress on first and second floors in the E-W section.

- **DIVISION 10, SPECIALTIES:**

Specialty equipment installations scheduled to date are now effectively complete on all floors in both sections of the structure.

- **DIVISION 14, CONVEYING SYSTEMS:**

Elevator systems and equipment installation is making substantial progress throughout the hoist way.

- **DIVISION 15, MECHANICAL:**

Conditioned air handling/distribution systems installation now effectively complete. Drinking fountain and restroom lavatory installation substantially complete throughout. Sprinkler systems installation effectively complete throughout.

- **DIVISION 16, ELECTRICAL:**

Electrical power systems, low voltage systems, outlet device and lighting installation operations substantially complete throughout the entire structure.

**BARTOW CENTER PHASE ONE BUILDING  
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**PROJECT NUMBER: I-87**

**III. DESCRIPTION OF WORK IN PLACE (Continued)**

**ACTIVE TRADES**

- Landscaping
- Concrete
- Stone/Tile
- Roofing/Gutters
- Exterior Caulk
- EIFS/Stucco
- Doors/Glazings
- Framing/Drywall/Acoustical Ceiling
- Paint
- Carpet/VCT
- Elevator
- HVAC Systems
- Plumbing
- Fire Protection
- Electrical

**COMMENTS REGARDING OVERALL JOB PROGRESS**

- Project construction, as indicated in Periodical Estimate #19, is approximately 86.76% complete as of April 1, 2005.
- The Project is, by the RCI's calculation and including extensions of time, approximately 13.3% (76 consecutive calendar days) behind schedule as of April 1, 2005.

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**IV. CONSTRUCTION COSTS**

**DIRECT CONSTRUCTION COSTS\***

ORIGINAL CONTRACT SUM	\$ 13,846,000.00
NET CHANGE BY CHANGE ORDERS (Through C.O. # 18)	\$ 1,179,592.93
CONTRACT SUM TO DATE	\$ 15,025,592.93
TOTAL COMPLETED AND STORED TO DATE	\$ 13,659,764.24
RETAINAGE (Reinstated)	\$ 977,594.99
TOTAL EARNED LESS RETAINAGE	\$ 12,682,169.25
LESS PREVIOUS CERTIFICATE FOR PAYMENT	\$ 12,112,996.49
CURRENT PAYMENT DUE	\$ 569,172.76
BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 2,343,423.68

\* Figures are from PE #19, as certified by the Architect of Record on 4/27/05.

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**V. SCHEDULE**

The contract documents include a requirement for completion by Monday, February 21, 2005. A copy of the schedule has been provided for our review. The schedule is adequate in detail, and is coordinated with the contractual duration.

**NEAR TERM MILESTONES**

- Complete all remaining irrigation piping and curb/sidewalk placements.
- Complete all remaining exterior caulking placements.
- Complete all remaining roof panel/gutter placements at exterior of structure.
- Complete all remaining interior drywall/acoustical ceiling tile installations in the E-W section.
- Complete all remaining plumbing appurtenance/electrical device installations in the E-W section.

**APPROVED TIME EXTENSIONS**

- Through Periodical Estimate #19, dated 4/14/05 there is 38 (thirty-eight) total calendar days added to the schedule. However, as of this date, only 20 (twenty) of these days noted as extensions of contract time have been recorded by means of approved Change Order.

**DELAY CLAIMS**

- There are 3 (three) claims for a total of 18 (eighteen) days due to inclement weather, not recorded by means of approved Change Order.

**MATERIAL DELIVERY/LONG LEAD TIME ITEMS**

- None noted this period.

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**V. SCHEDULE (Continued)**

**CONTRACT COMPLETION DATE**

- Original Final Contractual Completion Date: Monday, February 21, 2005
- Current Final Contractual Completion Date: Thursday, March 31, 2005 (thru C.O. # 18)

**ESTIMATED COMPLETION DATE**

- Current Construction CPM Schedule indicated date: Thursday, July 28, 2005

**\* RCI Note:** Order of Condemnation #9 has been issued concerning failure to maintain acceptable progress in accordance with the construction schedule. Final contractual completion date noted above is shown on the last CPM schedule update available to the RCI, dated 03/23/05. \*

**VI. DEFICIENCIES AND VIOLATIONS NOTED**

The following deficiencies/violations and their status of resolution have been noted:

**CODE VIOLATIONS/RESOLUTION**

- The RCI has noted concerns with the lack of fire protection for the roof structural steel as required by the Building Code and NFPA 220. It is anticipated that the Architect will have a document, indicating the scope of work for remediation of this issue, available to the General Contractor for pricing by the end of the first week in May.

**NON-CONFORMANCE WITH CONSTRUCTION DOCUMENTS/RESOLUTION**

- The noted concerns with the construction/finish of rated partitions and through-penetration systems are now the subject of Condemnation Order # 11. Issue remains open pending satisfactory completion of remedial work.

**NON-CONFORMANCE WITH CONTRACT DOCUMENTS/RESOLUTION**

- Operations for remediation of water-damaged and mildewed drywall, pursuant the Order of Condemnation, are now complete and the Order has been dissolved. This issue is now considered effectively closed.

**OTHER ISSUES**

- None at this time.

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**VII. PLANS AND SPECIFICATIONS**

Construction & Property Consultants, Inc. has received and will be reviewing the following documents:

**DRAWINGS:**

CIVIL:	CS.1 - CS.8 prepared by Williams, Sweitzer, & Barnum, dated October 21, 2002
LANDSCAPE:	L1.01-L2.03 Prepared by Watters and Associates, dated October 21, 2002
ARCHITECTURAL:	A1.1-A11.36 prepared by Cooper Carry, Inc, dated October 21, 2002
STRUCTURAL:	S1.1-S7.2 Prepared by Uzun & Case, dated October 21, 2002
MECHANICAL:	M0.1-M4.4 Prepared by Nottingham, Brook, & Pennington, dated October 21, 2002
FIRE PROTECTION:	FP 0.1-FP 2.4A Prepared by Nottingham, Brook, & Pennington, dated October
ELECTRICAL:	E0.1-E7.6 Prepared by Nottingham, Brook, & Pennington, dated October 21, 2002
AUDIO VISUAL:	EAV 2.00-EAV 2.03b prepared by Waveguide, dated October 21, 2002

**SPECIFICATIONS:**

Sixteen divisions, prepared by Cooper Carry, dated October 21, 2002

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**VIII. PHOTOGRAPHS**

Enclosed are photographs indicating project progress as of April 30, 2005.

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**PROJECT NUMBER: I-87**

**IX. LIST OF ABBREVIATIONS**

A.	amps
A.F.F.	above finished floor
A.M.S.L.	above mean sea level
ALUM.	aluminum
B.T.U.	British thermal unit
C.I.P.	cast in place
C.M.P.	corrugated metal pipe
C.M.U.	concrete masonry units
D.I.P.	ductile iron pipe
E.I.F.S.	exterior insulation and finish system
E.P.D.M.	ethylene propylene diene monomer
EXT.	exterior
F.F.E.	finished floor elevation
F.R.	fire rated
G.W.B.	gypsum wallboard
GYP.BD.	gypsum wallboard
H.D.P.E.	high-density polyethylene
H.V.A.C.	heating, ventilation and air conditioning
INT.	interior
K.D.	kiln dried
MAX.	maximum
M.E.P.	mechanical, electrical, and plumbing
MIN.	minimum
MTL.	metal
O.C.	on center
O.S.B.	oriented strand board
P.S.F.	pounds per square foot
P.S.I.	pounds per square inch
P.T.	pressure treated
P.V.C.	polyvinyl chloride
R.C.P.	reinforced concrete pipe
S.F.	square feet
S.O.G.	slab on grade
T.P.O.	terpolymer polyolefin
TYP.	typical
U.L.	underwriter's laboratory
V.	volts
V.C.T.	vinyl composition tile

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**X. ATTACHMENTS**

**No attachments at this time.**



CPC Commission No. 31101	Description	Exterior elevation and site work finish level	# 1
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 04/29/05
	Location	Northeast corner looking southwest	



CPC Commission No. 31101	Description	Exterior elevation and site work finish level	# 2
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 04/29/05
	Location	Southeast corner looking northwest	



CPC Commission No. 31101	Description	Exterior elevation finish level	# 3
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 04/29/05
	Location	Southwest corner looking northeast	



CPC Commission No. 31101	Description	Northern exterior elevation and site work finish level	# 4
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 04/29/05
	Location	Looking SE from NW parking area	



<b>CPC</b> <b>Commission No.</b> <b>31101</b>	<b>Description</b>	Elevator platforms, doors and shaft wall completion level	<b># 5</b>  <b>Date</b> <b>04/29/05</b>
	<b>Site Name</b>	Floyd College Bartow Center, Phase One Building Project	
	<b>Location</b>	Looking west from Corridor 100f through Vestibule 143	



<b>CPC</b> <b>Commission No.</b> <b>31101</b>	<b>Description</b>	Interior stone, drywall and exterior glazing finish level	<b># 6</b>  <b>Date</b> <b>04/29/05</b>
	<b>Site Name</b>	Floyd College Bartow Center, Phase One Building Project	
	<b>Location</b>	Looking west through Vestibule 100a from Corridor 100a	



<b>CPC</b>  <b>Commission No.</b>  <b>31101</b>	<b>Description</b>	Carpet, ceiling tile, light fixtures and prime paint finish level	<b># 7</b>
	<b>Site Name</b>	Floyd College Bartow Center, Phase One Building Project	<b>Date</b> <b>04/29/05</b>
	<b>Location</b>	Corridor 200c looking west from Communal 250	



<b>CPC</b>  <b>Commission No.</b>  <b>31101</b>	<b>Description</b>	Drywall and exterior glazing finish level	<b># 8</b>
	<b>Site Name</b>	Floyd College Bartow Center, Phase One Building Project	<b>Date</b> <b>04/29/05</b>
	<b>Location</b>	Looking north through Library 270 from Waiting 260	



CPC Commission No. 31101	Description	Interior stone, drywall and exterior glazing finish level	# 9
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 04/29/05
	Location	Looking north over Communal 161 from door 200d	



CPC Commission No. 31101	Description	Third floor finish level	# 10
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 04/29/05
	Location	Corridor 300b looking west from elevator vestibule entry	