

**MONTHLY REGENTS
CONSTRUCTION INSPECTOR (RCI)
REPORT NO. 20
FOR
THE BARTOW CENTER PHASE ONE BUILDING
CONSTRUCTION PROJECT
AT
THE FLOYD COLLEGE CARTERSVILLE CAMPUS
PROJECT NUMBER: I-87**

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PROJECT NUMBER: I-87

PREPARED FOR:
THE UNIVERSITY SYSTEM OF GEORGIA
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ATLANTA, GEORGIA 30343

PREPARED BY:
CONSTRUCTION & PROPERTY CONSULTANTS, INC.
THE FORUM
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PREPARED BY: PATRICK E. COUCH, RCI

PROJECT NUMBER: I-87

JUNE 29, 2005

TABLE OF CONTENTS

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

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

PROJECT NUMBER: I-87

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.

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

PROJECT NUMBER: I-87

III. DESCRIPTION OF WORK IN PLACE

SITE

DIVISION 2, SITEWORK:

- Final grade punch and clean up around structure in progress, in conjunction with asphalt placement prep in parking areas.
- Brick paver placements for sidewalk crossings substantially complete.
- Seed, straw and final tree placement prep in progress.

BUILDING

DIVISION 3, CONCRETE:

- Interior concrete placements, with exception to punch work, now complete.

DIVISION 4, MASONRY:

- Interior masonry and stone placements, with exception to punch work, now complete.

DIVISION 5, METALS:

- Final roofing panel and gutter placements continue where remaining on E-W section.

DIVISION 6, WOOD AND PLASTIC:

- Casework, countertop and trim millwork installations continue where remaining, primarily on the first floor in the west end of the E-W section.
- Structural laminated timber placements for exterior canopies in progress as weather allows.

DIVISION 7, THERMAL AND MOISTURE:

- Waterproofing membrane placement prep in progress on terrace at west side of N-S section.
- Remaining exterior caulking operations on all elevations of the structure continue, with current emphasis on the N-S section.

III. DESCRIPTION OF WORK IN PLACE (Continued)

DIVISION 8, DOORS AND WINDOWS:

- Interior/exterior door, hardware and glazing installations continue where remaining.

DIVISION 9, FINISHES:

- Current remaining interior drywall operations consist of finish work and Change Order work mainly in mechanical and storage spaces.
- Ceiling grid installation is effectively complete throughout the entire structure at this time, with ceiling tile installation remaining primarily on the first floor of the N-S section.
- Linear metal ceiling installation in progress over the grand stair lobby in the N-S section.
- Carpet installation in progress in administrative office areas of the E-W section.
- Vinyl wall coverings placement substantially complete on first floor of the E-W section.
- Final coat interior painting operations are now substantially complete on all floors throughout the entire structure and primarily focused on the first and second floors of the N-S section at this time.

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 effectively complete and awaiting inspection for operation approval.

III. DESCRIPTION OF WORK IN PLACE (Continued)

DIVISION 15, MECHANICAL:

- Conditioned air handling/distribution systems operation punch for test & balance in progress.
- Plumbing appurtenance installation now effectively complete throughout.
- Sprinkler systems installation on change order work continues where remaining in the N-S section.

DIVISION 16, ELECTRICAL:

- Electrical power systems, low voltage systems, outlet device and lighting installation operations continue where remaining throughout the entire structure.

ACTIVE TRADES

- Grading/Earthmoving
- Landscaping/Irrigation
- Asphalt paving
- Roofing/Gutter Installers
- Structural Laminated Timber Installers
- Casework/Tops Installers
- Exterior Caulk Installers
- Door/Glazing Installers
- Drywall/Acoustical Ceiling Mechanics
- Paint/VWC
- Carpet/VCT

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

PROJECT NUMBER: I-87

III. DESCRIPTION OF WORK IN PLACE (Continued)

- HVAC Systems Mechanics and T&B/Controls Technicians
- Plumbers
- Fire Protection Fitters
- Electricians and Systems Technicians

COMMENTS REGARDING OVERALL JOB PROGRESS

- Project construction, as indicated in Periodical Estimate #20, is approximately 88.21% complete as of May 1, 2005.
- Periodical Estimate #21 for the month of May has yet to be completed and submitted. It is unclear to the RCI at this time when this will occur, or when Periodical Estimate #22 for the month of June will be available.
- The Project is, by the RCI's calculation and including extensions of time, approximately 17.1% (98 consecutive calendar days) behind schedule as of May 1, 2005.

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PROJECT NUMBER: I-87

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	\$ 13,782,472.24
RETAINAGE (Reinstated)	\$ 989,365.79
TOTAL EARNED LESS RETAINAGE	\$ 12,793,106.45
LESS PREVIOUS CERTIFICATE FOR PAYMENT	\$ 12,682,169.25
CURRENT PAYMENT DUE	\$ 110,937.20
BALANCE TO FINISH, INCLUDING RETAINAGE	\$ 2,232,486.48

* Figures are from PE #20, as certified by the Architect of Record on 5/13/05. As of 6/29/05, PE #21 and PE #22 are incomplete and unavailable to the RCI.

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FLOYD COLLEGE CARTERSVILLE CAMPUS**

PROJECT NUMBER: I-87

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 site and landscaping work.
- Complete all remaining exterior thermal/moisture protection work.
- Complete all remaining roof panel/gutter placements at exterior of structure.
- Complete all remaining interior finish applications.
- Complete all remaining mechanical and electrical systems/equipment installations.

APPROVED TIME EXTENSIONS

- Through Periodical Estimate #20, dated 5/4/05 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.

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

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: Monday, August 01, 2005

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. The Architect has issued documentation indicating the scope of work for remediation of this issue, which is currently with the General Contractor for pricing and issuance of a COP. Contractor is currently pursuing work-at-risk with this issue.

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. Lack of complete performance with this issue is likely to become more evident with the State Fire Marshal inspection, currently scheduled for Thursday, 07Jul05.

NON-CONFORMANCE WITH CONTRACT DOCUMENTS/RESOLUTION

- It has been noted by the RCI that this project is far behind schedule and this issue continues to become very serious. It is the desire of the Using Agency that this facility is available for its intended use for the fall semester, slated to commence on 8/17/05. However, considering the lack of progress being made at this time and as illustrated by the condemnation of the schedule, it appears unlikely that this occupancy/usage date will come to realistic fruition. The General Contractor has been verbally notified by GSFIC that if this project is not completed by 15Jul05, the GC faces removal from the project. This issue is will apparently remain open until this project is complete in its entirety.

OTHER ISSUES

- None at this time.

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FLOYD COLLEGE CARTERSVILLE CAMPUS**

PROJECT NUMBER: I-87

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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CONSTRUCTION PROJECT
FLOYD COLLEGE CARTERSVILLE CAMPUS**

PROJECT NUMBER: I-87

VIII. PHOTOGRAPHS

Enclosed are photographs indicating project progress as of June 29, 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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PROJECT NUMBER: I-87

X. ATTACHMENTS

No attachments at this time.



CPC Commission No. 31101	Description	Eastern and northern elevation; site finish level	# 1
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Northeast corner looking southwest	



CPC Commission No. 31101	Description	South elevation and site finish level at east end	# 2
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Southeast corner looking northwest	



CPC Commission No. 31101	Description	South elevation and site finish level at west end	# 3
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Southwest corner looking northeast	



CPC Commission No. 31101	Description	Northern and western elevation; site finish level	# 4
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Looking southeast from parking	



CPC Commission No. 31101	Description	Carpet, paint and casework finish level	# 5
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	The Hub 120 looking west	



CPC Commission No. 31101	Description	Vinyl wall covering and exit signage finish level	# 6
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Corridor 100c looking west	



CPC Commission No. 31101	Description	Carpet, paint and lighting finish level	# 7
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Corridor 200c looking west	



CPC Commission No. 31101	Description	Metal ceiling, lighting and paint finish level	# 8
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Corridor 200d looking northeast	



CPC Commission No. 31101	Description	Carpet, paint and lighting finish level	# 9
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	Corridor 300b looking west	



CPC Commission No. 31101	Description	Waterproofing membrane layout prep	# 10
	Site Name	Floyd College Bartow Center, Phase One Building Project	Date 06/29/05
	Location	N-S section terrace looking north	