MONTHLY REGENTS

CONSTRUCTION INSPECTOR (RCI)

REPORT NO. 19

FOR

THE BARTOW CENTER PHASE ONE BUILDING

CONSTRUCTION PROJECT

AT

THE FLOYD COLLEGE CARTERSVILLE CAMPUS

PROJECT NUMBER: I-87
MONTHLY REGENTS CONSTRUCTION INSPECTOR REPORT NO. 19

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

MAY 31, 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
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.
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.
- Brick paver placements for sidewalk crossings at west side of structure now in progress.
- Underground piping placement for landscape irrigation substantially complete.
- Underground conduit/conductor and pole installation for site lighting substantially complete.

BUILDING

DIVISION 3, CONCRETE:
- Concrete placements, scheduled to date, now complete.

DIVISION 4, MASONRY:
- Masonry/stone, placements at exterior and interior of structure now effectively complete.

DIVISION 5, METALS:
- Final roofing panel, fascia coverings and gutter placements continue where remaining.

DIVISION 6, WOOD AND PLASTIC:
- Casework, countertop and trim millwork installations now substantially complete throughout the entire structure at this time.

DIVISION 7, THERMAL AND MOISTURE:
- Remaining exterior caulking operations on all elevations of the structure continue, with current emphasis on the N-S section.
- EIFS/Stucco placement around the exterior of the entire structure is effectively complete at this time.

III - 1
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.
- Final interior ceramic floor tile placement is now substantially complete.
- 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.
- VCT and wall base installation in all areas of the E-W section effectively compete at this time and substantially complete in required areas of the N-S section.
- Interior stone placements are now effectively complete throughout the structure.
- Final coat interior painting operations are now substantially complete on all floors throughout the entire structure.

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 at this time and awaiting inspection for operation approval.
III. DESCRIPTION OF WORK IN PLACE (Continued)

DIVISION 15, MECHANICAL:

- Conditioned air handling/distribution systems installation substantially complete throughout.
- Plumbing appurtenance installation substantially complete throughout.
- Sprinkler systems installation substantially complete throughout.

DIVISION 16, ELECTRICAL:

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

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
III. DESCRIPTION OF WORK IN PLACE (Continued)

- Fire Protection
- Electrical

COMMENTS REGARDING OVERALL JOB PROGRESS

- Project construction, as indicated in Periodical Estimate #20, is approximately 88.21% complete as of May 1, 2005.
- 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.
**IV. CONSTRUCTION COSTS**

**DIRECT CONSTRUCTION COSTS**

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>ORIGINAL CONTRACT SUM</td>
<td>$13,846,000.00</td>
</tr>
<tr>
<td>NET CHANGE BY CHANGE ORDERS (Through C.O. # 18)</td>
<td>$1,179,592.93</td>
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<tr>
<td>CONTRACT SUM TO DATE</td>
<td>$15,025,592.93</td>
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<tr>
<td>TOTAL COMPLETED AND STORED TO DATE</td>
<td>$13,782,472.24</td>
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<tr>
<td>RETAINAGE (Reinstated)</td>
<td>$989,365.79</td>
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<td>TOTAL EARNED LESS RETAINAGE</td>
<td>$12,793,106.45</td>
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<tr>
<td>LESS PREVIOUS CERTIFICATE FOR PAYMENT</td>
<td>$12,682,169.25</td>
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<td>CURRENT PAYMENT DUE</td>
<td>$110,937.20</td>
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<tr>
<td>BALANCE TO FINISH, INCLUDING RETAINAGE</td>
<td>$2,232,486.48</td>
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</table>

* Figures are from PE #20, as certified by the Architect of Record on 5/13/05. As of 6/15/05, PE #21 is incomplete and unavailable to the RCI.
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, site lighting and curb/sidewalk placements.
- Complete all remaining exterior caulking and glazing placements.
- Complete all remaining roof panel/gutter placements at exterior of structure.
- Complete all remaining interior drywall finish and acoustical ceiling installations throughout.
- Complete all remaining mechanical and electrical systems/equipment installations in the E-W section.

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.
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

* 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 05/09/05. *
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. 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.

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

- 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 be met. This issue is will apparently remain open until this project is complete in its entirety.

OTHER ISSUES

- None at this time.
The following observations and recommendations have been made:

**CODE VIOLATION OBSERVATION**

- The RCI the noted concerns with the lack of the provision for the BSSC, resulting in the building code and MFR-220. The Architect, the Design, and Construction firms were informed of the scope of work for the continuation of this issue, which is currently in coordination with the Construction Contractor for

- the submittal and issuance of a COQ.

**NON-COMPLIANCE WITH CONSTRUCTION DOCUMENTS:**

- The design contains the construction plans of the TCSC and the Bid Documents, and the

  - Design review issues of the Construction Office.

- The municipalities, the contractor, and the

  - Design in coordination with the

**NON-COMPLIANCE WITH CONTRACT DOCUMENTS:**

- The design contains the RCI, the noted concerns with the missing of the building code and the

  - Design review issues of the Construction Office.

- The municipalities, the contractor, and the

  - Design in coordination with the

**OTHER ISSUES**

- Zone at this time
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
Enclosed are photographs indicating project progress as of May 31, 2005.
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
No attachments at this time.
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<thead>
<tr>
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<th>Description</th>
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<tr>
<td>31101</td>
<td>Exterior and site finish level</td>
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<tr>
<td>Site Name</td>
<td>Floyd College Bartow Center, Phase One Building Project</td>
<td></td>
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<tr>
<td>Location</td>
<td>Northeast corner looking southwest</td>
<td></td>
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<tr>
<td>Date</td>
<td>05/31/05</td>
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<td>31101</td>
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<td>Site Name</td>
<td>Floyd College Bartow Center, Phase One Building Project</td>
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<tr>
<td>Location</td>
<td>Southeast corner looking northwest</td>
<td></td>
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<tr>
<td>Date</td>
<td>05/31/05</td>
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<tr>
<td>CPC Commission No. 31101</td>
<td>Description</td>
<td>South and west elevation exterior and site finish level</td>
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<tr>
<td>Site Name</td>
<td>Floyd College Bartow Center, Phase One Building Project</td>
<td>Date</td>
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<tr>
<td>Location</td>
<td>Southwest corner looking northeast</td>
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<tr>
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<th>Description</th>
<th>North and west elevation exterior and site finish level</th>
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<td>Date</td>
<td>05/31/05</td>
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<tr>
<td>Location</td>
<td>Looking southeast from northwest parking area</td>
<td></td>
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<tr>
<td>CPC Commission No.</td>
<td>Description</td>
<td>Name</td>
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<tr>
<td>31101</td>
<td>Stone, paint, glazing and lighting fixture finish level</td>
<td>Floyd College Bartow Center, Phase One Building Project</td>
<td>05/31/05</td>
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<tr>
<td></td>
<td>First floor Vestibule 100a looking southeast</td>
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<td>Name</td>
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<tr>
<td>31101</td>
<td>Stone and flooring tile finish level</td>
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<td>05/31/05</td>
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<td>First floor Communal area 161 looking southeast</td>
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<tr>
<td>31101</td>
<td>Paint, glazing and light fixture finish level</td>
<td>7</td>
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<th>Site Name</th>
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<tr>
<td>Floyd College Bartow Center, Phase One Building Project</td>
<td>Second floor Stack &amp; Reading area 270 looking east</td>
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<td>Carpet, paint and ceiling finish level</td>
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<td>Floyd College Bartow Center, Phase One Building Project</td>
<td>Second floor Classroom 221 looking southeast</td>
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<tr>
<td>31101</td>
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<tr>
<td>Site Name</td>
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<td>Site Name</td>
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<tr>
<td>Location</td>
<td>Third floor Biology Lab 334 looking northwest</td>
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Date
05/31/05