

**REPORT INFORMATION**

Date: February 25, 2015

Owner's Rep: Alrich Lynch

Electronic Copy:  
[http://www.LDGconsulting.com/Verge/r/2017-01\\_Report](http://www.LDGconsulting.com/Verge/r/2017-01_Report)

**PROGRESS**

See following pages for progress photos.

**SITework**

Additional test pits were taken on 2/23. Two of the four pits came back with some level of organics. Third-party Labs instructed the GC to remove the organic laden soils and a follow-up inspection will be required.

**FRAMING**

All buildings except 3600 have roofs on. All but two (3200 and 3600) have shingles already installed. Windows are installed (partially or fully) in Bldgs 3800, 3700, 3500 and 3400.

**MECHANICAL**

Ductwork and return air units above unit ceilings as well as underway in Bldgs 3800 and 3700.

**ELECTRICAL**

Rough is well underway in Bldgs 3800 and 3700, which are substantially ahead of the remainder of the buildings.

**PLUMBING**

Rough plumbing is nearly complete in all buildings.

**FIRE PROTECTION**

The sprinkler lines are being installed and were viewed in 3800 and 3700.

**SCHEDULE:**

No schedule was provided during the draw request meeting. The latest schedule is dated 1/8/2015. When looking at the activities that were supposed to be complete by the end of February, many have not started such as the following that were supposed to be complete on Bldg 3800:

- Metal Roofing, Face Brick, Siding, Fascia
- Stairs and Rails, Pour HVAC pads
- Set Meter Banks, Exterior Caulk & Paint

**PROJECT INFORMATION**

Project: **The Verge**  
Acres: 2.74 acres

Location: 123 Project Address Drive,  
Savannah GA 31404

Unit Mix: A Units 1BD/1BA – 8  
B Units 2BD/2BA – 46  
C Units 3BD/2BA – 22  
Total – 76

Owner: Excel Verge Partnership, LP

Developer: Excel Development, LLC

Engineering Firm: Civil Engineer Name

Contractor: Contractor Name  
Site Superintendent: Superintendent Name

Project Start: Aug. 25, 2014  
Original Completion: Aug. 31, 2015  
Projected Completion per GC: Sep. 23, 2015  
Projected Completion per LDG: Oct. 15, 2015

Guaranteed Maximum Price: \$7,500,000  
Change Orders Approved: \$50,000  
Current Contract Amount: \$7,550,000  
Change Orders Pending: \$1,962

**PROJECT NARRATIVE**

The fifth and final phase of **The Verge**, will provide 76 units of family housing including one, two and three-bedroom units for families earning 50% and 60% of the Area Median Income, with 16 units that will not be restricted by income. The property will provide three story walk-up buildings similar to those developed in the previous phases, along with the appropriate amenities. The development will meet all accessibility requirements and will be EarthCraft Multifamily certified.

The project will be located on the east side of **Mockingbird Lane** contiguous to Phase IV. The City of Savannah has already demolished the existing housing and installed all necessary utilities, as well as new streets, sidewalks and street lighting, which was intended to benefit **The Verge**. The City has also developed a public piazza and park immediately adjacent to the site.

The property will be owned by **Excel Verge Partnership, LP**, which has as its sole General Partner **Excel Development, LLC**.



## ISSUES

### Schedule:

No schedule was provided during the draw request meeting. The latest schedule is dated 1/8/2015. When looking at the activities that were supposed to be complete by the end of February, many have not started such as the following that were supposed to be complete on Bldg 3800:

- Metal Roofing, Face Brick, Siding, Fascia
- Stairs and Rails, Pour HVAC pads

Set Meter Banks, Exterior Caulk & Paint

When looking at the balance of the 1/8 schedule, we believe the current activities are 1 month behind the 1/8 schedule. Thus completion will be late Aug 2015. We were informed that a new schedule should be available early March. We will look at that one for confirmation.

### Miscellaneous:

We have asked the GC to finalize the allowances. We hope to have a reconciliation sheet agreed to by next draw meeting.

### Special Inspections:

We have reminded the GC to ensure they call the third-party inspection company per the guidelines.

## COMMENTS

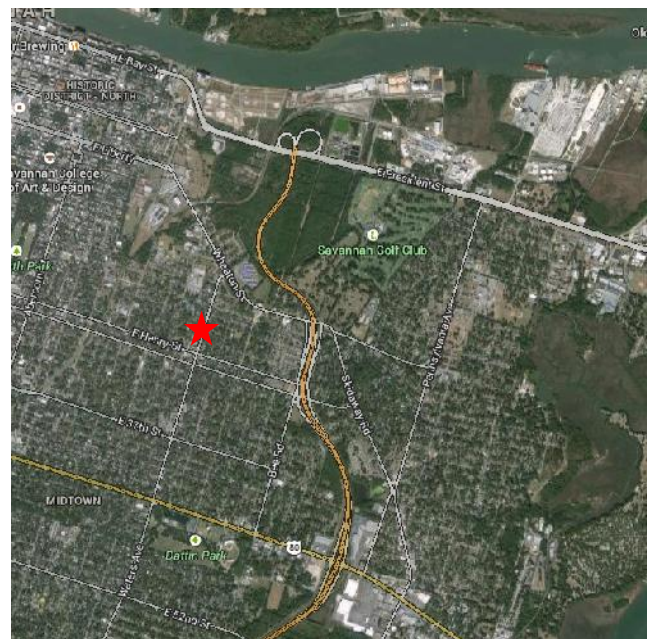
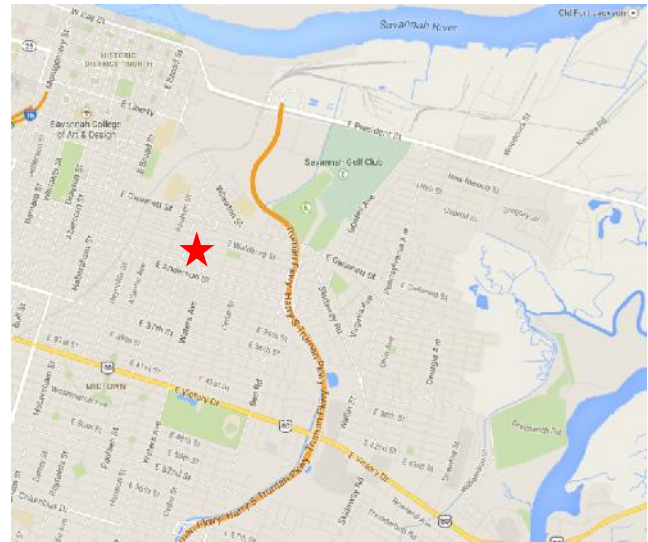
### Testing:

- Concrete Testing Reports – Slabs are complete. Will start up again for curbs.
- PT Cable Post-Stress Testing – Performed by [Third Party Laboratories](#). Many cables in most slabs were outside of the acceptable range. A second set of tests were also performed. Although some cables still came back outside of the range, the PT Cable installer has cleared most. Confirmation needs to be provided that all cables are either acceptable within range or acceptable even though outside of range.

### Topics for Next Draw Meeting:

- Need to settle up on allowances
- Need to confirm any changes needed at common areas for low voltage before work begins

## PROJECT LOCATION



## INSPECTIONS

### Special Inspections:

- Date: *Not called by Contractor* – Anchor Bolts
- Date: *Need to Confirm Date* – Pre-pour Post Tension report
- Date: 12/19 and 12/22/14 – Post-pour Post Tension report

### City of Savannah Inspections:

- Date – Future Date To Be Determined



## COR LOG

**SEE FOLLOWING PAGE(S)**

## THE VERGE

### CHANGE ORDER LOG

Prepared: 2/25/2015

Change Item Breakdown by Cause*	Amount	Days
Site Conditions	\$ 50,000.00	0
Building Code	\$ 750.00	0
Value Engineering	\$ (2,000.00)	0
Allowances	\$ -	0
Design	\$ 2,962.00	5
Weather Delays	\$ -	0
Owner Requested	\$ 250.00	0
Total of All Change Types	\$ 51,962.00	5

\* excludes rejected & void items

Summary	Amount	Days
Original Contract	\$ 7,500,000.00	
C Change Orders to Date	\$ -	0
Current Contract value	\$ 7,500,000.00	
A Approved Changes	\$ 50,000.00	0
P Pending Changes	\$ 1,962.00	5
Projected Contract Value	\$ 7,551,962.00	
V Void	\$ -	0
R Rejected	\$ -	0

**CURRENT STATUS LEGEND:**  
 C - Owner CO Issued  
 A - COR Approved , CO Pending  
 P - COR Under Review  
 R - COR Rejected  
 V - Change Item Voided

The Verge										
Change Item No.	Description	Generated By	COR No.	COR Date	Value	Days Requested	Current Status	BIC	CO #	Comments
001	Unsuitable Soils	Site Conditions	001		\$ 50,000.00	0	A		01	Unforeseen Conditions, Poor Soils
002	One HR rated Duct Wrap	Building Code	002		\$ 750.00	0	P	GC		Per Addendum #1 received 10/16/14.
003	Low Voltage adds requested by Owner	Owner Requested	003		\$ 250.00	0	P	GC		Access control at Computer Room
004	Change to Civil Plans	Design	004		\$ 2,962.00	5	P	GC		Add area drains. Plans dated 9/30/14
005	Change wall paper in Community Bathrooms	Value Engineering	005		\$ (2,000.00)	0	P	GC		Reduction in price do to less expensive wall paper
Potential Scope Additions										





## PROJECT SCHEDULE

**SEE FOLLOWING PAGE(S)**

Data Update 08-Jan-15

## Overall Project Schedule

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	BL Project Start	BL Project Finish	2015												J18
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
		164	129	15-Nov-1	09-Jul-15	01-Oct-14	23-Jul-15								09-Jul-15					
<b>Milestones</b>		53	53	06-May-15	09-Jul-15	09-Apr-15	23-Jul-15								09-Jul-15, Milestones					
M1010	Building 3800 Complete	0	0		06-May-15		09-Apr-15													
M1020	Building 3700 Complete	0	0		12-May-15		23-Apr-15													
M1030	Building 3600 Complete	0	0		20-May-15		05-May-													
M1040	Building 3500 Complete	0	0		27-May-15		19-May-													
M1050	Building 3400 Complete	0	0		04-Jun-15		01-Jun-15													
M1060	Building 3300 Complete	0	0		09-Jun-15		12-Jun-15													
M1070	Building 3200 Complete	0	0		16-Jun-15		24-Jun-15													
M1080	Overall Project Complete	0	0		09-Jul-15		23-Jul-15													
<b>Administrative</b>		118	76	15-Nov-1	07-Apr-15										07-Apr-15, Administrative					
<b>Structures &amp; Piping</b>		58	16	15-Nov-1	27-Jan-15										27-Jan-15, Structures & Piping					
A1040	Arch / Eng Review Complete & Returr	12	4	15-Nov-1	12-Jan-15										Arch / Eng Review Complete & Returned					
A1050	Item Released / Final Design,Fabricati	6	6	13-Jan-15	19-Jan-15										Item Released / Final Design,Fabrication & Delivery					
A1060	Schedule Requires Onsite	0	0		27-Jan-15										Schedule Requires Onsite					
<b>Curb &amp; Paving</b>		33	33	08-Jan-15	16-Feb-15										16-Feb-15, Curb & Paving					
A1070	Buyout/Contracting Complete	0	0		08-Jan-15*										Buyout/Contracting Complete					
A1080	SD's / Design Complete & Submittals	5	5	08-Jan-15	13-Jan-15										SD's / Design Complete & Submittals Received					
A1090	Arch / Eng Review Complete & Returr	10	10	14-Jan-15	24-Jan-15										Arch / Eng Review Complete & Returned					
A1100	Item Released / Final Design,Fabricati	4	4	26-Jan-15	29-Jan-15										Item Released / Final Design,Fabrication & Delivery					
A1110	Schedule Requires Onsite	0	0		16-Feb-15										Schedule Requires Onsite					
<b>Framing/Tie Downs/Hardware</b>		18	13	02-Jan-15	22-Jan-15										22-Jan-15, Framing/Tie Downs/Hardware					
A1140	Arch / Eng Review Complete & Returr	12	7	02-Jan-15	15-Jan-15										Arch / Eng Review Complete & Returned					
A1150	Item Released / Final Design,Fabricati	6	6	16-Jan-15	22-Jan-15										Item Released / Final Design,Fabrication & Delivery					
<b>Steel Stairs/Rails</b>		36	31	02-Jan-15	12-Feb-15										12-Feb-15, Steel Stairs/Rails					
A1290	Arch / Eng Review Complete & Returr	12	7	02-Jan-15	15-Jan-15										Arch / Eng Review Complete & Returned					
A1300	Item Released / Final Design,Fabricati	24	24	16-Jan-15	12-Feb-15										Item Released / Final Design,Fabrication & Delivery					
A2070	Field Measure Complete	0	0		19-Jan-15										Field Measure Complete					
A1310	Schedule Requires Onsite	0	0		06-Feb-15										Schedule Requires Onsite					
<b>Windows</b>		15	15	08-Jan-15	24-Jan-15										24-Jan-15, Windows					
A1350	Item Released / Final Design,Fabricati	15	15	08-Jan-15	24-Jan-15										Item Released / Final Design,Fabrication & Delivery					
A1360	Schedule Requires Onsite	0	0		22-Jan-15										Schedule Requires Onsite					
<b>Exterior Doors</b>		16	15	07-Jan-15	24-Jan-15										24-Jan-15, Exterior Doors					
A1400	Item Released / Final Design,Fabricati	16	15	07-Jan-15	24-Jan-15										Item Released / Final Design,Fabrication & Delivery					
A1410	Schedule Requires Onsite	0	0		22-Jan-15										Schedule Requires Onsite					

 Primary Baseline 
  Critical Remaining Work 
  Summary  
 Actual Work 
  Baseline Milestone  
 Remaining Work 
  Milestone

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TASK filters: In Progress, Not Started.



## SITE PHOTOS

**SEE FOLLOWING PAGES**





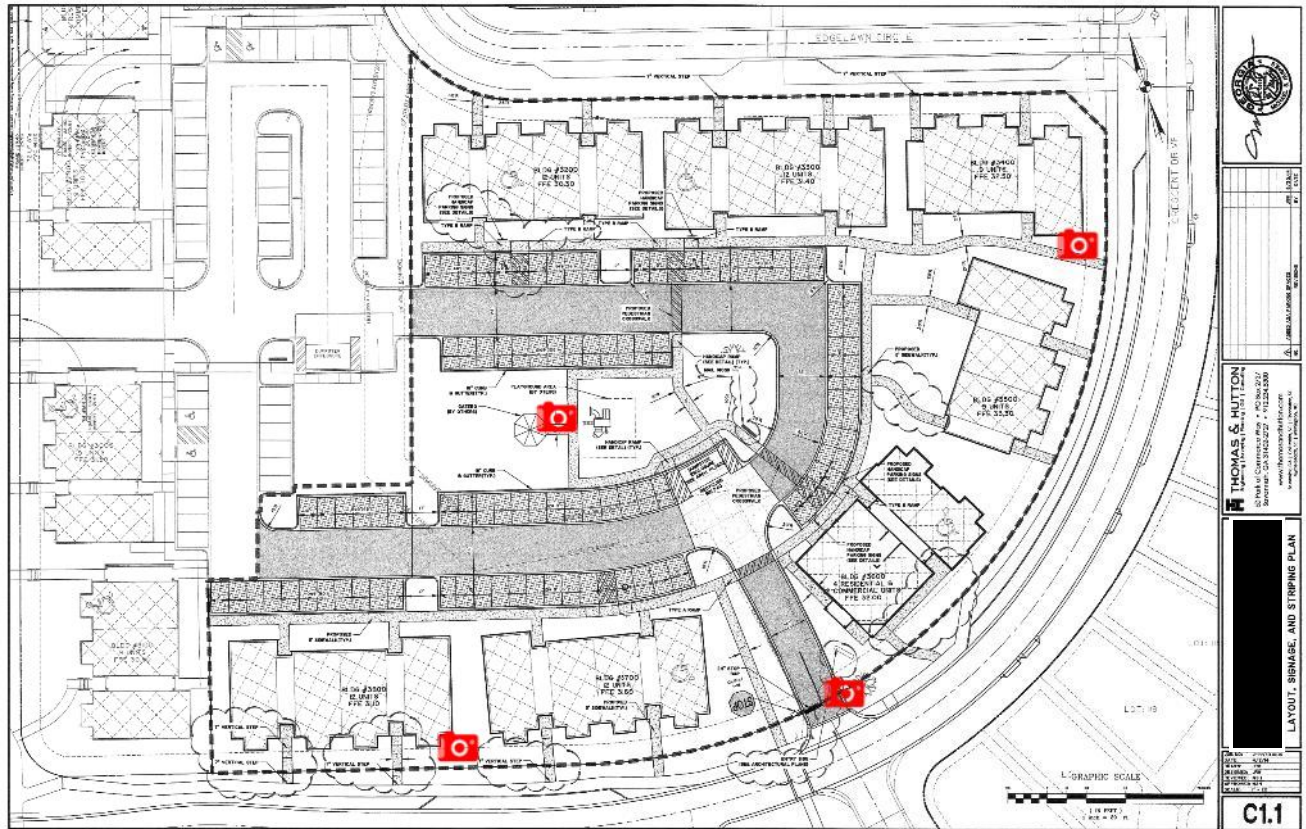












## Bldg 3400



Date Taken: Feb 25, 2015, 5:19 PM

Project:



Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

Group: Untitled Photos



## Bldg 3500



Date Taken: Feb 25, 2015, 5:19 PM

Project: [REDACTED]

Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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## Bldg 3400



Date Taken: Feb 25, 2015, 5:19 PM

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## Bldg 3800



Date Taken: Feb 25, 2015, 5:11 PM

Project: [REDACTED]

Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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Bldg 3700

Bldg 3800



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Project: [REDACTED]

Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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## Bldg 3700



Date Taken: Feb 25, 2015, 5:10 PM

Project:



Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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Bldg 3600

Bldg 3700



Date Taken: Feb 25, 2015, 5:10 PM

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Sheet Version: Rev 2014-10-01

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Bldg 3500

Bldg 3600



Date Taken: Feb 25, 2015, 5:10 PM

Project:



Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

Group: Untitled Photos



## Bldg 3500



Date Taken: Feb 25, 2015, 5:10 PM

Project:



Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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Bldg 3200

Bldg 3300



Date Taken: Feb 25, 2015, 5:10 PM

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Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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Bldg 3200



Date Taken: Feb 25, 2015, 5:10 PM

Project:



Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

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Bldg 3800

In background  
Bldg 3200

Bldg 3700



Date Taken: Feb 25, 2015, 5:02 PM

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Sheet Version: Rev 2014-10-01

Group: Untitled Photos

## Bldg 3700



Date Taken: Feb 25, 2015, 4:52 PM

Project:

Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

Group: Untitled Photos



Bldg 3700

Bldg 3200



Date Taken: Feb 25, 2015, 4:52 PM

Project:



Sheet Name: C1.1

Sheet Version: Rev 2014-10-01

Group: Untitled Photos

In background  
Bldg 3200

Bldg 3600



Date Taken: Feb 25, 2015, 4:52 PM

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Sheet Version: Rev 2014-10-01

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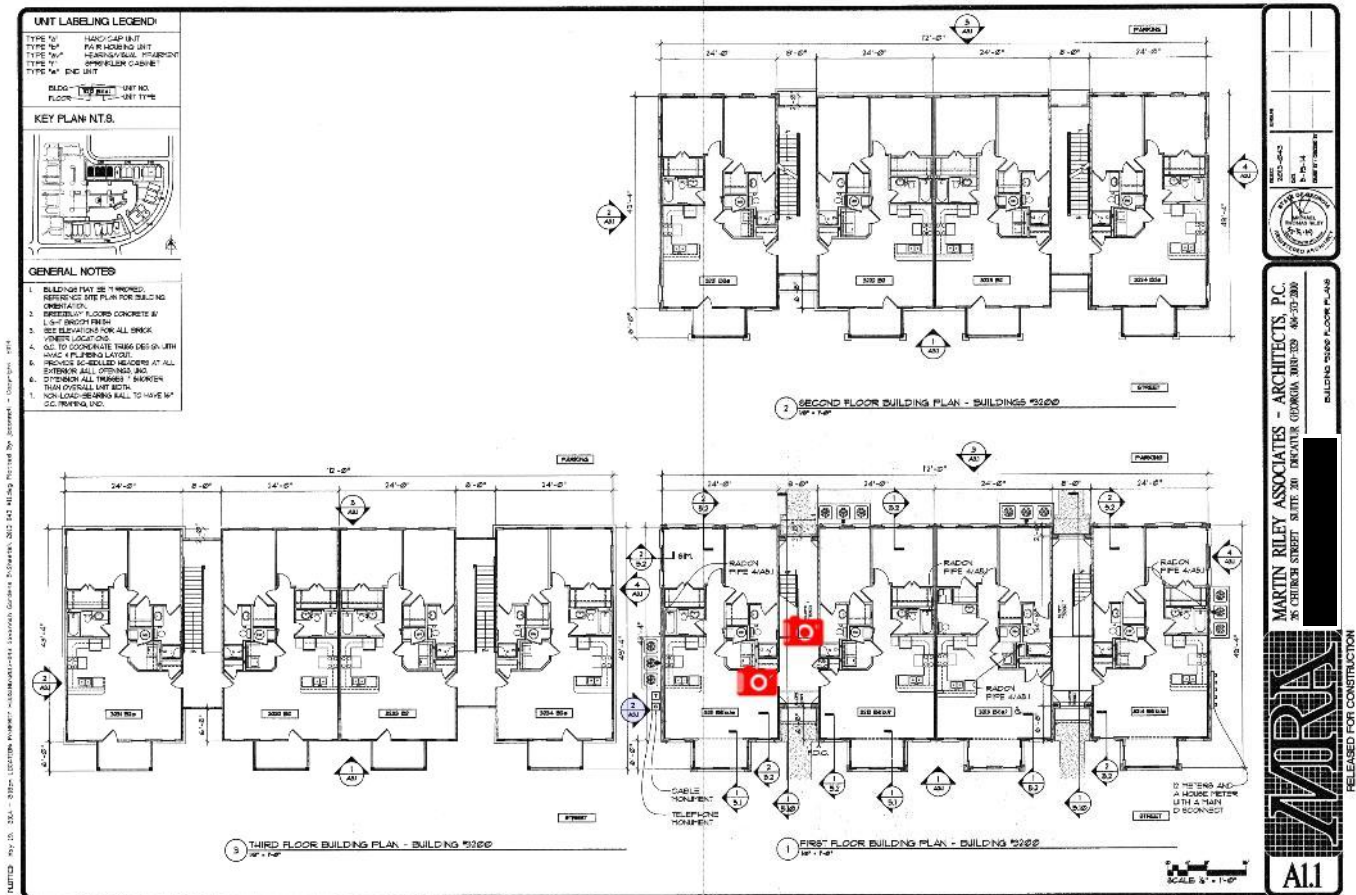
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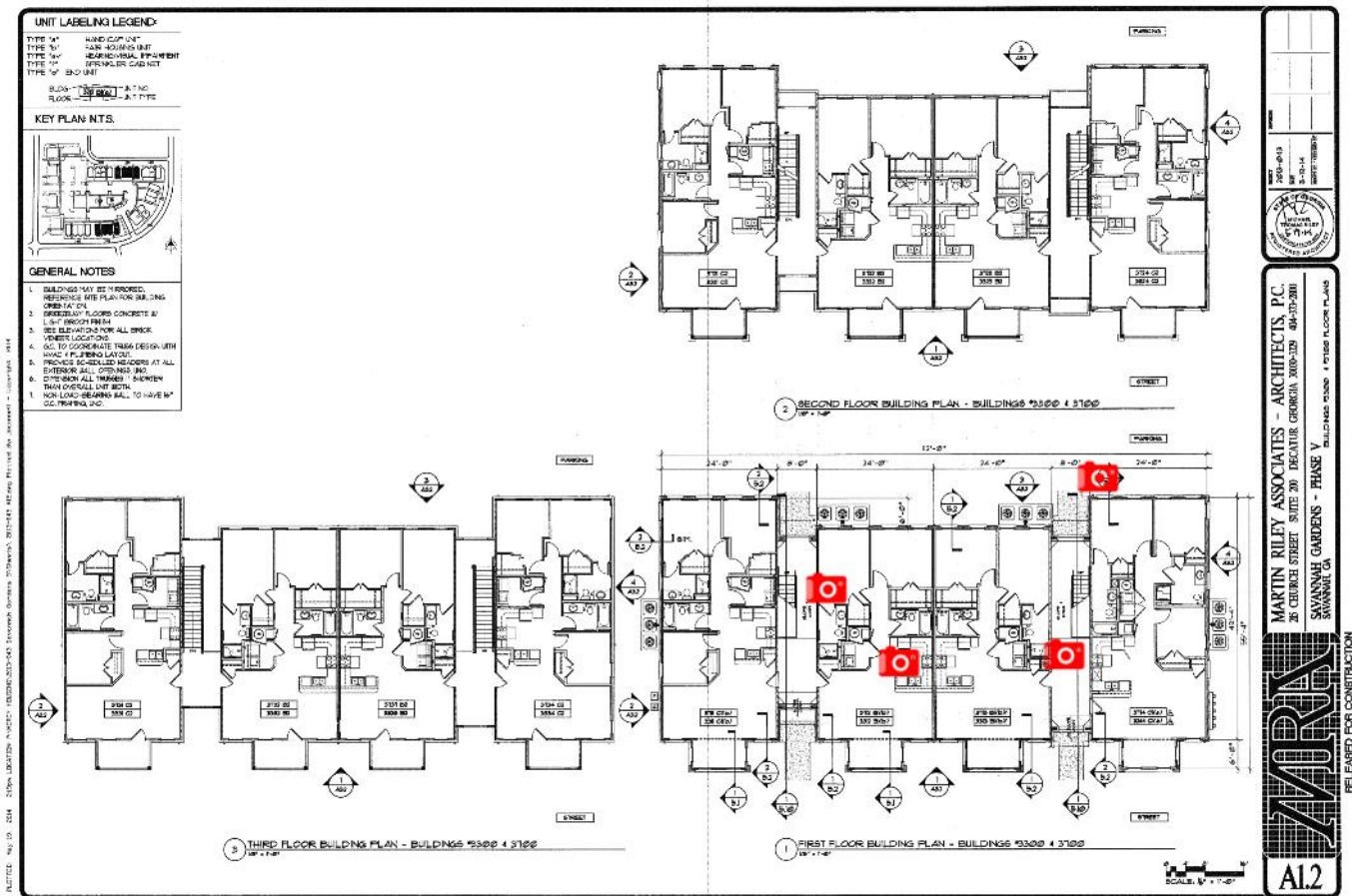


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Bldg 3300



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## Bldg 3300



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## Bldg 3300



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Bldg 3700



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Bldg 3700



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Bldg 3700



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Bldg 3400



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Bldg 3500



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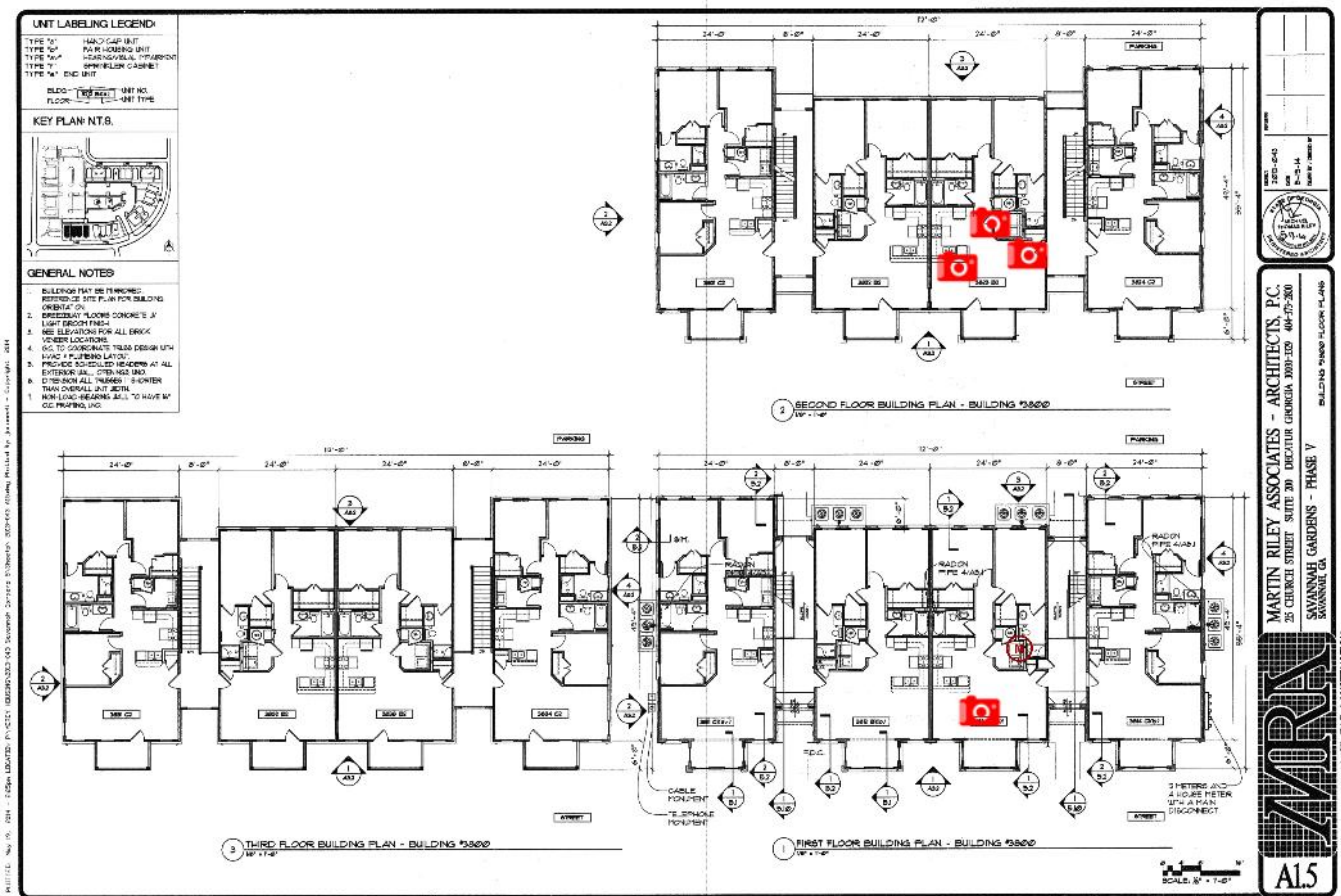
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# Bldg 3800



# Bldg 3800



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