



# DESIGN STATUS UPDATE

**Project Title:** Connally Elementary School Upgrades

**Client:** Atlanta Public Schools

**Address:** 1654 S. Alvarado Terrace SW, Atlanta, GA

**Issue Date:** May 15, 2023

## Goodwyn Mills Cawood

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PROJECT MILESTONES	SUBMITTAL / START	APPROVAL / COMPLETION
<b>Schematic Design</b>	02.10.2023	03.10.2023
<b>Design Development</b>	03.11.2023	04.14.2023
<b>Construction Documents</b>	04.17.2023	05.26.2023
<b>Permitting &amp; GMP</b>	05.27.2023	07.01.2023 (Expected)
<b>Construction</b>	09.01.2023	06.01.2024 (Expected)

### Design status:

GMC and Hogan held a site walk on Friday to review scope on site. Hogan has since reiterated that an early release package would not be needed due to the lead times on the required items and the expected construction duration.

### Previous accomplishments:

- GMC, Hogan, and MBA walked the site Friday, 05.12, to review project scope. Hogan recommended a few additional items to be included as alternates.
  - GMC has requested that Hogan engage Tebarco to study the existing doors.
  - Hogan has recommended that Williamson be engaged to analyze the moisture infiltration at the gym building. APS stated at the outset of this project that moisture mitigation could be handled outside of the scope of this project, so GMC recommends that APS engage Williamson to investigate the source of the moisture.
  - Hogan will investigate a strategy to maintain required clearances at rooftop mechanical clearances, given that new energy code requirements will require a thicker layer of insulation than what is currently existing.
- During the permitting call with the City of Atlanta last Tuesday, 05.09, the City stated that APS would not be required to replace the grease interceptors, and that the project could be submitted with cooler & freezer replacement the only kitchen scope.

### Upcoming project goals:

- Given that Hogan does not believe that an early release package will be required, the team will work toward the August 25<sup>th</sup> date to provide a GMP to APS.
  - Hogan is to discuss APS's new procurement procedures with Bill to understand the new requirements.
  - Until Hogan has a complete understanding of the time needed, GMC will aim to allow ten weeks for Hogan to provide a GMP once drawings are complete. A final date will be provided once Hogan has finalized the required process.
- GMC to continue expeditiously toward construction documents.

### Upcoming meetings:

- None Currently Scheduled

### Owner actions:

- Engage a third party to investigate moisture in gym building.

### Design team actions:

- Continue progress on construction drawings.