



**Georgia College and State University
Black Box Theatre and Bookstore
OAC Meeting No. 8 – Meeting Minutes
April 29, 2009**

Project Team:

<u>Company</u>	<u>Representative</u>	<u>Attendants</u>	<u>Copied</u>
GCSU	Mark Bowen	X	X
GCSU	Kyle Cullars		X
Hal Gibson Companies	Jack Whitworth	X	X
Dunwoody-Beeland	Robbie Beeland	X	X
Dunwoody-Beeland	Gene Dunwoody Jr		X
Garbutt-Christman	Charlie Garbutt		X
Garbutt-Christman	Jeff Arlington		X
Garbutt-Christman	Matt Brownell	X	X
Garbutt-Christman	Tracy Lively	X	X
			X

Meeting Minutes/Agenda:

I. PAYMENT APPLICATIONS

A. Reviewed PA #8

1. Review Pay App #8. *Reviewed and submitted at the meeting.*

II. CHANGE / BUDGET ISSUES

A. Distribute change issue log

- 1.

B. Pending / potential changes –

1. CI #7 – Fire Marshal Review: PBA #4 has been issued for pricing. *Matt will have pricing ready for review at the next OAC meeting.*
2. CI #12 – Freight Elevator: **4/8/09: Final layout will be determined by transformer location, but Robbie will proceed with layout assuming center location and communicate directly with TK on any questions. 4/29/09: reviewed preliminary layout drawings prepared by Robbie:**

4/29/09 Action ITEMS

- *Need to confirm with GA power that transformer can be moved closer to the courthouse. Mark confirmed this change will likely be acceptable on 4/30/09.*
- *Robbie will complete structural and electrical drawings once transformer location is confirmed*
- *Matt will issue PBA and put together final pricing when new drawings are complete*

3. Discussed re-design of retail steel and front RTU support, original design was already fabricated so new design will require some work for ISM and add new roof framing systems and additional demo for Garbutt. A budget issue of \$30,000 will be added too the CI log to cover this work.
4. Other pending issues are listed in the CI log.

III. CONSTRUCTION PROGRESS

A. Week of 4/20/09 – Last Weeks Activities Overview

1. Interior CMU
2. Retail floor framing
3. Structural Steel
4. Basement slab

B. Week of 4/27/09 – Current Activities Overview



1. Interior CMU
 2. Metal stairs
 3. Structural Steel
- C. Week of 5/4/09 – Next Weeks Activities Overview
1. Roofing
 2. Structural steel
 3. Interior CMU

IV. SITE LOGISTICS

- A. Temporary electric and water connections
1. Georgia Power: Proceeding with change to pad mounted transformer (refer to CI #14). Waiting for schedule and pricing information from Georgia power; Macon powers pricing will very based on final placement of transformer, aprox \$500/ft.
- B. Construction site access/deliveries
1. Sidewalk permits: Matt will draw sketch and submit paper work to the city and copies to Mark at next meeting. 4/8/09: sketch and permit forms were brought to the meeting and reviewed. Matt will submit one copy to the city and e-mail a copy to Mark so he can copy the D.O.T. **4/29/09: Permit information was submitted to Barry Jerrit on 4/14/09, waiting for response. Mark is going to copy Dawn with DOT and Matt will follow up with Barry.**

V. RFI STATUS

- A. Distribute and review RFI log
1. Attached

VI. SUBMITTAL STATUS

- A. Distribute submittal log for review
1. Attached

VII. FOLLET UPFIT

1. Need to review status of Bookstore drawings and coordination with rough-ins. *Met with Paul Makita and review preliminary floor plans. Kyle expressed concerns over layout, does not allow for customers to freely move between the bookstore and cafe, Paul is going to review this with Follet designers. Confirmed with Paul that we are only providing drywall, ready for paint, on the exterior walls. All interior partitions, ceilings, finish floors are by Follet. Discussed relocation of cafe, everyone agreed the new location is better but still need to work on layout issues. Matt stated that the retail area should be ready to start up fit work in early October. Garbutt/Christman needs in wall rough in information for cafe area as soon as possible*
4/29/09 ACTION ITEMS
 1. Need Follet to submit revised floor plans for GCSU approval
 2. Jack will talk to BOR regarding funding concerns

VIII. GENERAL DISCUSSION

- A. Old Business
1. 1/14/09: Jeff noted that the ticket booth still needed to be defined. 2/11/09: Robbie reviewed exterior finishes. *Mark is going to talk to Bob Wilson about pictures of front elevation, if we are unable to come up with any pictures by the next meeting, 2/25/09: Robbie will write up a scope for this work and G/C will price. 3/11/09 Robbie is completing scope write up/details for ticket booth, will update at next meeting. 3/26/09, Gene is going to further research historical photographs before ticket booth scope is completed. Work on front elevation doors will continue as planned. 4/8/09: **waiting for Robbie and Gene to follow up with picture contacts.***
 2. 1/14/09: Presentation board status: **4/8/09 - A review of the presentation board is tentatively schedule for next OAC meeting, Matt expressed concern over wood door selection, need to release these ASAP. 4/29/09: wood door submittals have been returned.**
 3. 1/21/09: ADA sketch status – 4/8/09: *Waiting on Robbie to complete sketch. 4/29/09: **sketch was received on 4/27/09 and submitted to subs for pricing.***
 4. During Marks meeting with city marshal/manager he was told that the line running to the water meter



in the ally is a new line and can be re-used. There may be some savings in asphalt and plumbing after this is further evaluated. - **will evaluate during installation.**

B. New Business

1. Need to discuss Marquee roofing options. *Matt will request proposal from Bates for team review.*
2. Vibration concerns on front RTU. Discussed placing sound absorption material within curb space and several options that can be done within the ceiling after unit is running and noise/vibration can be evaluated. *Robbie is going to review curb option with engineer so thy can be implemented before the unit is set. Matt & Tracy will also discuss this option with Mock.*
3. Marquee can lights: *Robbie will issue electrical drawing for can light pricing and implementation.*

IX. ADJOURNMENT

Next Meeting: 5/12/09 at 1:00pm