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**CITY COUNCIL AGENDA ITEM**

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**TO:** Mayor & City Council

**DATE:** September 12, 2013

**FROM:** John McDonough, City Manager

**AGENDA ITEM:** Presentation - Lost Corner House Stabilization Design

**MEETING DATE:** For Submission onto the September 17, 2013, City Council Regular Meeting Agenda

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*BACKGROUND INFORMATION: (Attach additional pages if necessary)*

See attached:

Presentation

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APPROVAL BY CITY MANAGER:                     JFM                     APPROVED

PLACED ON AGENDA FOR:                     9/17/2013                    

CITY ATTORNEY APPROVAL REQUIRED: (    ) YES (  ) NO

CITY ATTORNEY APPROVAL: \_\_\_\_\_

REMARKS:



# LOST CORNER PROJECT OVERVIEW

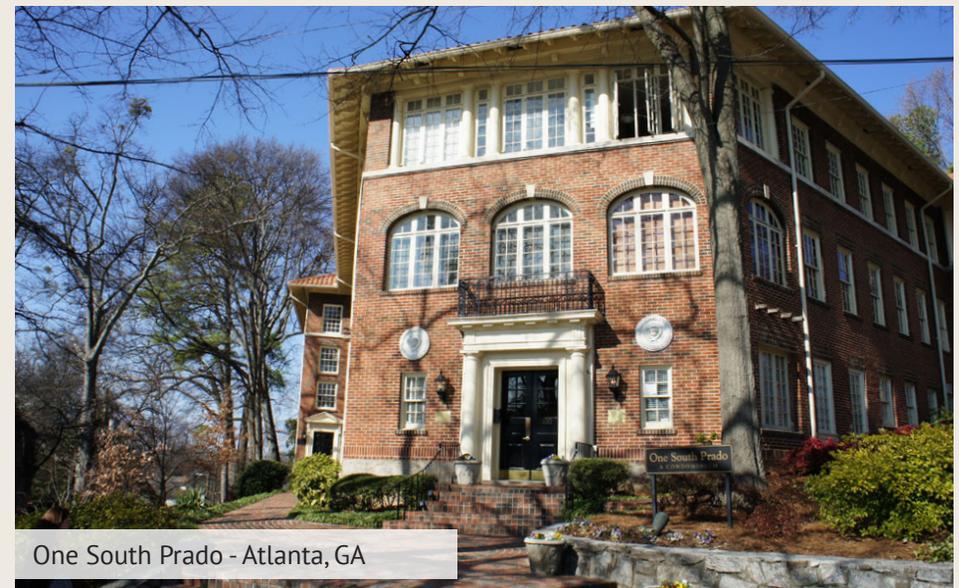
## FOR THE CITY OF SANDY SPRINGS

presented by: Jay Rhoden and Kye Wehrell

September 2013



# RELEVANT PROJECTS



# HISTORY OF THE PROJECT

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## **SEPTEMBER 2012**

Macallan began consulting with Ronnie Young and Garrin Coleman of the City of Sandy Springs regarding the Lost Corner Project and our analysis of the various options available.

## **NOVEMBER 2012**

After multiple meetings and discussions with the City in September and October, Macallan presented a proposal to stabilize the property and to improve certain aspects. This proposal did not include full scale structural renovation, but did include fixing some of the most significant issues.

## **JANUARY 2013**

Based on feedback from the City, Macallan presented a scaled back, “bare bones” proposal which would have involved stabilization only and which would not result in a structure that the community could use on a regular basis.

## **MARCH 2013**

After further meetings and discussions with the City, Macallan presented a design build proposal to include a comprehensive structural and architectural design effort to address the various issues that needed to be resolved in order to open the building for use by the community.

## **APRIL 2013**

Macallan went under contract with the City of Sandy Springs for the design portion of our proposal.

## **JULY 2013**

Macallan presented preliminary design to the City of Sandy Springs and received feedback from Ronnie, Garrin, and various citizen constituents.

## **AUGUST 2013**

Macallan presented final plans to the City of Sandy Springs incorporating the requested changes.

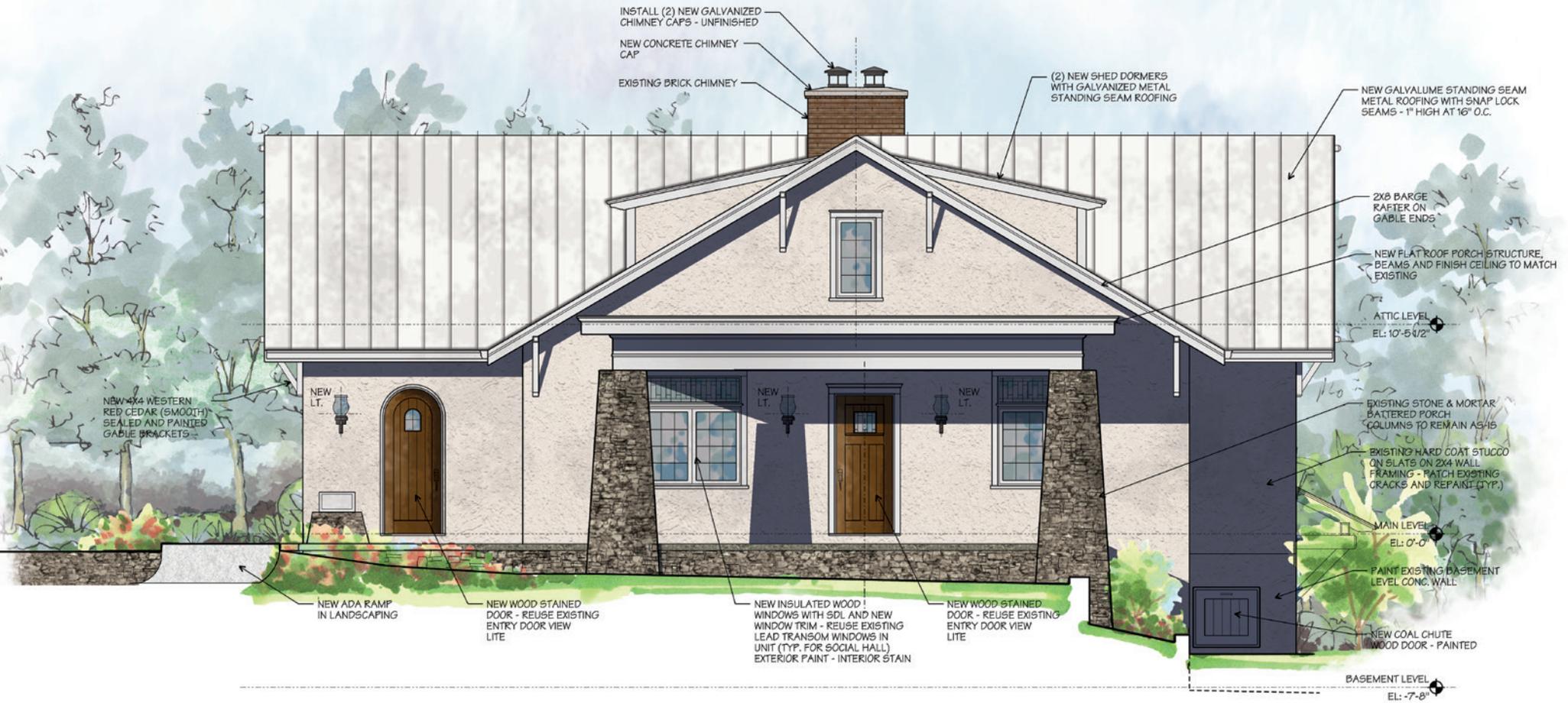
## **SEPTEMBER 2013**

Macallan is presenting pricing for the design effort we have now completed.

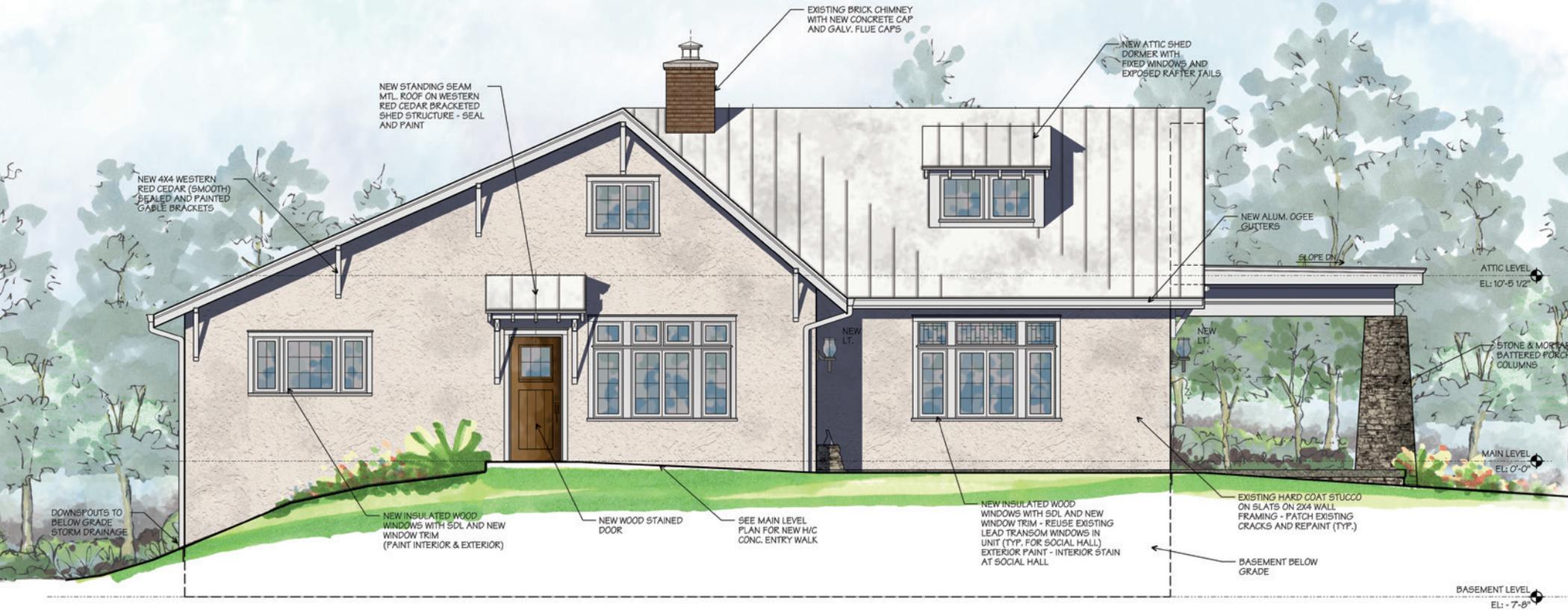
# CURRENT PHOTOGRAPHY



# CONCEPTUAL RENDERING (FRONT ELEVATION)



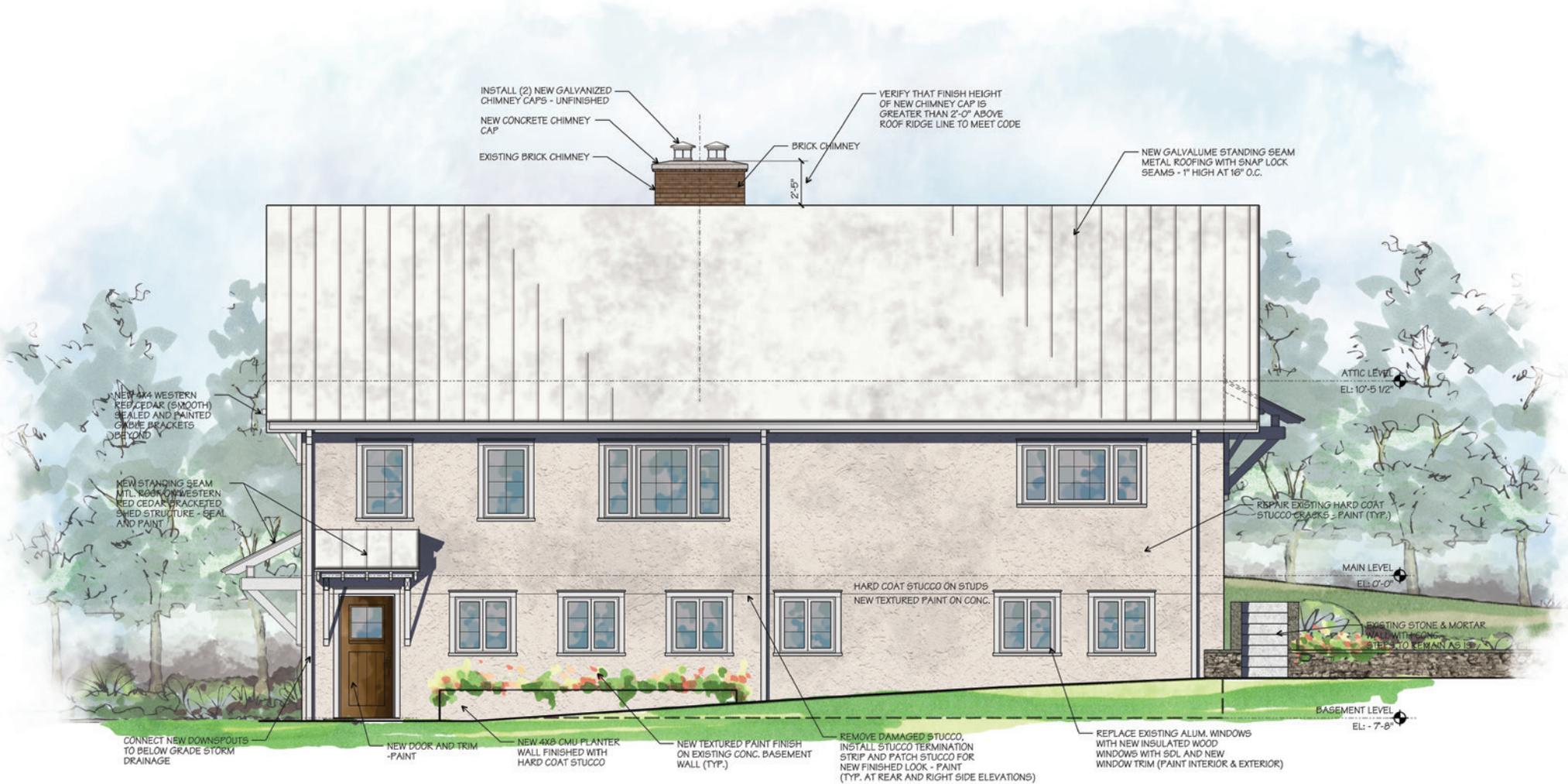
# CONCEPTUAL RENDERING (LEFT ELEVATION)



# CONCEPTUAL RENDERING (RIGHT ELEVATION)



# CONCEPTUAL RENDERING (REAR ELEVATION)



# FLOOR PLAN (MAIN LEVEL)





# SUMMARY OF SCOPE & COST



<b>Lead/Asbestos Abatement &amp; Demolition</b>	<b>\$55,000</b>
Required if any work is completed on the project	
<b>Waterproofing - Basement Slab with Foundation Drain &amp; New Metal Roof</b>	<b>\$65,000</b>
Required to stop the current moisture intrusion	
<b>Structural Repairs Required to Meet Current Building Codes</b>	<b>\$75,000</b>
New roof structure	
New basement columns, footings and beams to support main level floor	
<b>All New Window &amp; Doors - Matching Historical Character of Home</b>	<b>\$44,000</b>
Includes reusing existing decorative leaded glass transom windows from existing historic windows	
<b>New Electrical, Plumbing &amp; HVAC Systems to Meet Current Building Codes</b>	<b>\$58,000</b>
All new plumbing, new electric feed & rewiring of entire house	
All new HVAC system	
<b>ADA Requirements</b>	<b>\$30,000</b>
Concrete ramp, 2 ADA bathrooms & new ADA accessible side entry door	
<b>Interior &amp; Exterior Historic Finishes</b>	<b>\$63,000</b>
New plaster walls, refinished floors, historically correct ceramic tile, standing seam galvanized roof, interior and exterior repainting, exterior trim replacement, and exterior roof bracket replacement	
<b>Optional - Added Mens &amp; Womens ADA Bathrooms on Basement Level</b>	<b>\$18,000</b>
<b>Total Project Costs</b>	<b>\$408,000</b>



**THANK YOU FOR YOUR TIME.  
QUESTIONS?**