

Prestwick Amenity Timeline and Issues

3-18-14 After a lengthy plan review and resubmittals Rome received email from Jeff Harris at City that the Prestwick Building permit ready for pick up. Rome was handed the project and identified that significant civil infrastructure was needed before the building or pool could start. (IE, water, sewer, storm, paving)

3-24-14 Civil Quantities were sent to contractor THB

3-25-14 Executed Contract with THB for civil scope of needed infrastructure

3-25-14 Email sent to Tracy Lapiene at City inquiring about inspection checks and preconstruction meeting procedures.

4-2-14 Emailed plans to laboratory Rone Engineering to engage them for materials testing and proctors to be picked up

4-4-14 Bob Malone the civil inspector called and said we cannot begin without stamped plans in hand. Subsequent email sent to Tracy : *Rome-“We have the permits in hand for the amenity center that we corresponded about a couple of weeks ago. However, I received a call from my inspector Bob Malone. Bob stated that I cannot proceed without a stamped set of plans. I have a call into the intern who picked up the permits however; I do not recall him leaving a set of plans with the permit packet. Please advise the quickest way for me to get a stamped set of plans sir. Essentially the City temporarily lost our approved plan set. They found the plans and Tracy corresponded to set up a preconstruction meeting with Bob Malone (below next email thread)*

4-4-14 From Tracy: *Please bring check to Dana Stillwell 1st floor at 221 N Tennessee St, McKinney TX Please call Jack Andress at *****when you get Engineering permit in hand and he should be able to meet with you in field rather than have a formal Engineering pre-con. (Several calls to Senior Inspector Jackie Andress went unanswered so the decision was made to start excavation in the field to prod the City along and get the job off dead center)*

4-8-14 Notice of Change to original SWPPP (subdivision storm water plan) sent to Anita McCormick at the City

4-9-14 Proof of fees paid sent to inspector Bob Richmond.

5-1-14 Lab reports on lime subgrade sent to in Dana Stillwell at the City requesting her to forward to the inspector Marcus Ramos.

5-5-14 Contract sent to contractor for civil scope necessary to build prior to building or pool construction (See scope labeled attachment exhibit A)

5-19-14 All civil work has been completed. Still awaiting final inspection sign off but all infrastructure and parking lot is on the ground.

5-19-14 Email sent to first amenity builder that civil work ahead of him was completed. (There was an Company internal transition about half way thru the amenity building and Mike Smith was assigned to Rome to complete the project).

6-2-14 Soils/geotechnical report sent to amenity builder

6-16-14 First bid package goes out to Roberts Pool. They were not low bid

6-16-14 At this juncture we had been communicating with CoServ developer rep Richard Thorson and requested power/transformer to the site.

7-14-14 reached out to different CoServ rep Jeff Curry to help initiate design and getting power to us. Richard was not being very responsive at the time. Jeff was sent a full packet.

7-31-14 Richard Thorson at Co Serv finally emailed Rome back and requested electric load sheets to be filled out and sent back

****8-1-14 Approx date Pool contractor Mastercraft Pools submits plans for permit to the City of McKinney**

8-22-14 Fee developer rep Lance Proctor emailed and enquired about the amenity site status. Rome's response was as follows "*Lance, Regarding Prestwick, 130k worth of civil work is complete. We are working with CO Serv to get power to the site. We have forms and plumbing in and are trying to get the City to release slab pour for building and cabana. They have been horrible to deal with thus far. Pool contractor is also having a tough time getting his permit released.*"

9-11-14 received email from Gladys Stokes at CoServ. She works in the ROW department. CoServ couldn't install the transformer until the easements were in place, executed and recorded. This email was in reference to the work order # 201404664-1 which was assigned to us. The email basically covered that she had sent a package to their survey department to engage survey of the easement (See attachment labeled B).

10-7-14 Executed CoServ Easement was sent to Richard Thorson Development rep.

10-20-14 Bank releases CoServ check from draw which was mailed

10-24-14 Amenity site plan sent to cabana contractor ClayCon

10-28-14 CoServ acknowledges receipt of check. Now we are on the job board on their end to get the underground trenched and transformer set.

11-25-14 Cabana Contractor had deviated the cabana locale slightly from the site plan. Inspector asked for a plan revision to be submitted to the City for approval. The revised plan was ready for pick up on this date

12-15-14 thru -1-2-15 lost 2 weeks to Holidays and scarce contractor crews. Difficult to get City inspections during this time.

1-1-15 thru 6-31-15 Lost 127 Total days to rain and/or too wet to work days (See Rain log next final pages of this report)

*****1-15-15 Approx date pick up of pool permit-Took City 5 months to release the permit**

1-14-15 Executed retaining wall proposal with RPMX

2-9-15 Retaining wall crew moved in and completed wall in 3 days

3-11-15 Bill James completes bore under flatwork to avoid ATT fiber conflict to get water to the amenity building

5-5-15 Amenity Building complete

6-2-15 The engineer for the pool contractor had previously dictated that the pool would need 66 piers (12' deep x 18 " diameter). Pier contractor moved in on this date and started piers, however concrete companies were still behind and we could not get concrete to pour.

6-9-15 Still don't have concrete and thunderstorm on this date caved many piers which needed to be redrilled. There were several rain events from 6-9 thru 6-30 (9 rain events)

7-7-15 Pool piers were redrilled and finally poured during this week.

7-14-15 City inspector required us to shoot structural foam into voids under pool due to high plasticity soils.

7-20-15 thru 8-14-15 steel tied into piers, gunnite tile and coping done

7-28-15 Received wrought iron bid from Harris and Sons. Proposal executed same day. Requested half down check from office.

8-3-15 Miller Site Services moved in a graded entire site and piled trash for haul off.

8-5-15 ClayCon the Cabana contractor has been completely unresponsive for three months. He has merged with Kodiak Trenching and boring LLC. Harris and Sons was engaged to complete the cabana.

8-27-15 Bank releases half down check for wrought iron material draw

9-4-15 Pave Pro deck contractor dropped base for pool deck pavers.

9-8-15 Electrician called in locates again for underground scheduled for 9-9-15 however received rain event this date-rain out

Schedule to complete

Prestwyck Amenity Center

Schedule to Complete

Finish Out Schedule as of 09/08/15

9/8 to 9/13	9/14 to 9/20	9/21 to 9/27	9/28 to 10/4	10/5 to 10/11
Pergola Pier drill and pour	Deck bedding cont.	Trench for irrigation	Iron fence cont	Iron fence complete
Mow amenity and school lot	Pavestone install begin	Irrigation begin	Pavestone cont	Pergola build complete
Underground electrical install	Pour pergola post piers	Pool plaster	Security begin	Pavestone deck complete
Pool electrical install	Pavestone walks	Pergola posts build	Pergola install begin	Landscape complete
Pool inspection	ADA ramps	Iron fence begin	Sod and landscape begin	Permanent meter install
Decking excavation	Cabana materials delivered.	Cabana frame	Cabana roof	Cabana complete
Bedding for deck begin	ADA railing	Final Grade	Gates and locks	Security Complete
Deliver of pavestone	Pool connections	Paint touch up		Knox Box

10/12 to 10/18				
Final fit and finish				
Building final inspection				

Health Inspection				
Parks / Eng Inspection				
Fire Inspection / COI				