



Contracted Scope



The scope of work for the new Beaches Area Historical Society Museum & History Center consisted of the following:

A new, two-story Florida "Cracker Style" building, which included the following features:

- 2,000 sf of exhibit halls with specialty lighting
- Dedicated air condition and humidity controlled archive and document storage space
- Conference room, research area and administrative offices
- Multi-functional lobby/gallery to display art exhibits
- Resource Room
- Gift Shop
- Second floor covered balcony with Trex railing

Type of Construction: The overall structure was designed for the potential hurricane force winds it might sustain being located just a few hundred yards from the ocean. Starting with a stout, masonry load bearing shell, the exterior materials were selected to withstand significant winds and corrosive coastal elements. Low maintenance materials such as Hardi board siding, Trex composite handrails and decking, and pre-finished aluminum fascia, soffits and handrails were utilized to facilitate easier maintenance, particularly on a two-story structure 30' high. Interior finishes included a blending of various flooring materials such as custom carpet, vinyl wood flooring, ceramic tile and stained concrete, a variety of acrylic coatings, mural painting in the exhibit halls, radius drywall ceilings, wood trim accent columns, and decorative lighting.

Auld & White's Role: Construction Management (CM)

Total Area of Work: 12,100 square feet of building floor space

Contract Amount: \$1.88 million

Project Duration: 8 months

Auld & White Constructors self-performed twenty-five percent (25%) of the work. Self-performed work included form and placement of foundations, columns, tie beams and sidewalks, rough and finish carpentry, and installation of doors, hardware and toilet accessories.

With the scope of work in place for the new Beaches Area Historical Society Museum & History Center, the Board contracted the project with a design-build firm who was unable to achieve the objectives before starting construction. When this group failed to meet the budget and design requirements outlined above, Auld & White was invited to try and "rescue" the project and revive the dream.



"We deliver what we promise"

2. CONTRACTED SCOPE

Type of Construction

Saiia Construction provides Heavy Civil Contracting services to Developers of large retail sites. These services are known by many as site work, excavation, grading and infrastructure work.



Saiia's scope of work at the Oxford Exchange included the installation of all erosion control measures, the selection and hauling of over 1,000,000 cubic yards of material from the spoils of an abandoned quarry, the construction of over 800 linear feet of triple barrel 5' x 10' concrete box culvert, the installation of over five miles of storm, sanitary sewer and domestic water lines, fine grading the retail building pads, and managing the paving for interior roads and parking areas.

Size of Project

The footprint of the finished site is 111 acres. The total site is in excess of 146 acres lying along Interstate 20 in Northeast Alabama's Calhoun County. The new development is located on the site of a rock quarry which has been out of production and lying fallow for decades. The quarry is now flooded and is a beautiful 33 acre lake adding to the attractiveness and uniqueness of the project.

Contract Value

The value of Saiia Construction's contract with the City of Oxford was \$6,000,000. The value of the contract with retail developer Abernathy and Timberlake was \$4,500,000. The total contract value was \$10,500,000.

Length of Project

Saiia forces moved onto the site May 23, 2005 and had reached substantial completion by August 31, 2006. The overall construction schedule was completed in approximately 15 months.

Percentage of Work Self Performed

Saiia Construction crews self performed approximately 70% of the contracted work. The balance was the asphalt paving and the concrete box culvert.



2. CONTRACTED SCOPE

Contracted Scope – 10 points

Provide a detailed description of your scope for this project (maximum of two pages). Responses should include: type of construction; physical size of project; contract value; calendar; length of project; and percentage of labor that is self-performed.

Project Overview

The Nancy Creek Trunk Sewer Capacity Management Facility included a 9-mile 16-foot diameter tunnel (delivered by the Design-Bid-Build approach by others) and the **Nancy Creek Pump Station** (delivered by the Design/Build approach via Western Summit / Brown & Caldwell). The Nancy Creek Pump Station is the project being considered for an ABC Excellence in Construction Award. The pump station has an initial firm capacity of 100 mgd, with provisions to allow expansion of the station shaft that is divided into two wetwell compartments. Each compartment contains five pumps; with additional space in each wetwell for the addition of future pumps. In addition, an odor control system was constructed to capture and scrub odorous air from the pump station and a major portion of the volume of the tunnel.

Scope of Project

Western Summit scope:

- ◆ Excavated the 160-foot deep, 66-foot diameter pump station shaft in rock
- ◆ Constructed the concrete pump station in the shaft
- ◆ Installed 10 pumps to provide 100 mgd of raw sewage pumping
- ◆ Coordinated and lead efforts with the tunnel contractor and design engineer
- ◆ Tied into the existing and operating RM Clayton WRC
- ◆ Constructed Odor Control
- ◆ Constructed an Electrical Building
- ◆ Tied into the existing plant wide SCADA control system
- ◆ Bradshaw/Frontier-Kemper Joint Venture performed excavation, blasting, interconnecting tunnel work
- ◆ T. E Ibberson was subcontracted to complete the slip-forming
- ◆ Western Summit self-performed approximately 60% of construction with own forces

Contracted and Actual Completion Dates

Western Summit was the Project Guarantor for the Nancy Creek Pump Station Project and held a contractual obligation to be substantially complete by February 2, 2006 with final completion by March 22, 2006, (**only 28 months from Notice to Proceed**). However, the Owner was under a Georgia EPD Consent Decree to have the station fully operational and on-line by December 31, 2005 and Western Summit made a commitment to meet this date. Through innovative construction methods and cooperation between the Owner, Engineer and Contractor, the actual substantial completion date achieved was December 14, 2005 with the pump station fully operational and on-line by December 31, 2005. Western Summit was complete with the project and demobilized by February 2006.

Original and Actual Contract Value

The original contract value was a negotiated "Guaranteed Maximum Price" which totaled \$31 million. After completion of the 30 percent design, value engineering proposals generated savings to the owner in excess of \$1 million. These savings were reallocated to the City of Atlanta to be used as allowances for changes or work to be performed outside our original contract scope. Changes during the project consisted of Western Summit and City of Atlanta value engineering ideas for material and equipment savings and time and materials work for existing utility relocation. As well, the City issued changes for various emergency work in the plant and a scope change to add the installation of a Georgia Power duct bank in order to facilitate the project schedule. **Final contract amount was \$31 million.**

TYPE OF CONTRACT: Engineering, Procurement Construction.(EPC) Lump Sum for the removal and replacement of the convection section on C6AR-F601 Crude Unit Heater

ENGINEERING: Provided by Texas Gulf Coast Engineers as directed by STARCON
Engineering Scope: Design a system of demolition that would enable the existing convection section to be removed in one piece. The unit had been erected in 1973 and was supported by existing structural steel and rested upon the radiant section. Design a new support system for the existing convection section to prevent it from collapsing and coming apart upon lifting. Design external structural steel support system that would be attached to the new convection section and become permanent to enable removal of the convection section in the future

Design a lift plan that would enable Starcon to make the critical 300+ ton lifts necessary to remove and replace the convection section. The design called for special rigging and the use of a specialized crane.

PROCUREMENT: Procure all materials and arrange fabrication of the new convection section. Materials would include all necessary items including refractory and three newly designed 50% nickel 50% chrome 12" thick tube sheets. The convection section would be fabricated in two sections to permit transport to the docks and shipped by ocean vessel to Aruba

CONSTRUCTION: Remove all associated piping, structural steel, ductwork and breaching and install all newly designed external supports to the existing convection section required to remove the old section. All duct work and breaching had the refractory removed and replaced and the exterior sandblasted and painted. Water cut convection section from radiant section and remove to ground where it would be demolished and removed from the area.

Erect and set the new convection section, ductwork, structural steel and all other associated piping and equipment.

SIZE OF PROJECT: 28,763 man-hours

CONTRACT VALUE: \$4,309,356.02

LENGTH OF PROJECT: Fabrication time 91 days, pre-outage setup 31 days. Actual shut down and construction time 29 days.

PERCENTAGE OF LABOR SELF PERFORMED: 65%



In August of 2004, Industrial Specialty Contractors (ISC) mobilized a hand-picked team of highly trained associates for a job unlike any it had done before – a \$1,200,000 lump-sum contract with Honeywell Process Solutions for installation of the most technologically advanced security system ever deployed at a North American chemical plant. When this unique electrical/instrumentation project was complete in March of 2005, ISC’s associates had supplied 95% of the labor, investing 23,317 man-hours, including overtime, in just 25 weeks. Most important of all, they’d done so with zero lost-time accidents, zero recordables, zero first-aid incidents, and zero near misses.

Systems installed by ISC included data network infrastructure and defenses, perimeter security, threat detection, access control, and asset and hazardous-material tracking systems. The result is a milestone in chemical plant security likely to be emulated for years to come, a robust system integrating process control in new ways to deliver substantial increases in plant efficiency, safety and security.

ISC’s work was done at Honeywell Specialty Chemicals’ Geismar plant on the Mississippi River just 20 miles southeast of Louisiana’s capitol in Baton Rouge. Built in 1967, the plant occupies 240 acres in a 1,900-acre compound it shares with a Williams ethylene facility and a PCS Nitrogen plant.

ISC’s work included a dockside radar installation that monitors river traffic and automatically prioritizes waterborne targets day or night, regardless of visibility, as well as the communications support infrastructure that delivers real-time information to security personnel and plant operators. Security inside the plant is no less sophisticated, right down to the hand-geometry readers integrated with the access-control panels that ISC built and installed throughout the site.

Perimeter security systems installed by ISC include 6,800 ft. of fence-line intrusion detector cable, microwave intrusion-detection equipment, 84 card readers, infrared sensors, smoke and fire detectors and more than 50 pan-tilt-zoom video cameras that continuously scan the plant’s interior and surroundings for hazards and threats. A high-resolution “video wall” installed by ISC allows security and process control personnel to monitor the entire system in real time.

Most of this hardware communicates over a 36,000 ft. fiber optical backbone routed through existing cable tray in a 9,000-foot, ISC-built inner duct connecting the plant’s control room, guard house, administration building and dock. A number of the closed circuit TV cameras communicate via wireless technology that also was installed by ISC.

The finished project is a “world-class” security system, one of the most sophisticated security systems ever installed in a chemical manufacturing operation.