

March 6, 2017

Matt Robinson, Planning Manager
Planning Department City of McKinney
221 N. Tennessee St
McKinney TX 75069

Letter of Request for a 6-Month Extension for Project Completion Date in TIRZ
Agreement under Obligations of Croft on p.3 Section 4a.

Dear Matt and TIRZ Board,

I would like to make an additional request to the Board to extend the existing completion date of March 31st 2017 to September 30th 2017.

Unfortunately, the project will not be completed on or before March 31st as expected. The façade reconstruction is currently facing some repair / rebuild challenges. I am working diligently with my architect, David Chase of Architexas, to help resolve these construction issues to complete the project according to plan in a timely manner. For example, we are waiting on brick finish mock-ups, brick course layouts, metal column mock-ups, and a structural engineer inspection for roof joist work. Once received, a new course of action will be formulated under the direction of Mr. Chase, and the construction project will need to incorporate the execution of the required modifications – all prior to installing the custom doors and windows.

Therefore, a 6-month extension is necessary for project completion with green tag inspections, as well as for the required Grant Submittal Packet to be turned in no later than September 30th. Again, the extra time will allow me to properly do so.

Thank you for your consideration in approving this extension request.

Alison C. Croft

March 27, 2017

Matt Robinson Planning Manager
Planning Department City of McKinney
221 N. Tennessee St
McKinney TX 75069

Re: Addendum to Croft 3/6 Letter of Request for Extension

Agenda item for April 3rd TIRZ Board Meeting

106/110 S. TENNESSEE ST. Facade Reconstruction Project

Dear TIRZ Board,

I apologize, taking up your valuable time again, having to request another extension for this project. There was no way to predict the sequence of errors that brought the unfinished project to an unexpected standstill within days of our last meeting.

Construction-wise, everything can be corrected one way or another. The biggest concern, for me, is not to jeopardize the TIRZ grant allocated for this project in the process.

Here's everything I do know.

Thank you for time and consideration,

Alison Croft

TIMELINE:

Feb 6th TIRZ Board Meeting
Feb 6th Project on Track for Completion by March 31st
Feb 10th Architect Site Inspection Revealed Construction Issues
Feb 13th Architect Official Report for Corrections
Feb 13th Immediately Notified City Council via Email, more Project Delays
Feb 24th GC to Correct Issues
March 6th Letter of Extension Request to TIRZ
March 10th GC 2 weeks No Corrective Action
March 17th Attorney Demand Letter to GC
March 24th GC formulating a corrective plan of action
March 27th Restoration attempt before final correction plan
March 31st Deadline Expires, project incomplete
April 3rd TIRZ Board Date Deadline Extension

ISSUES:

As-built dimensions deviate from architectural plan

Roof Leaks

No weep holes

Capstone coursing not to plan

Window ledge coursing not to plan

Brick course pattern not to plan

No windows installed

No doors installed

Metal columns not Installed

Gutter not Installed

Complete Lighting Package Not Installed

Damaged Brick material during Install

Brick and Mortar not to plan

STATUS:

The latest status of the Facade Reconstruction Project for 106 /110 S. TENN. ST. is not good. The project turned south within a few days of the last extension request. On Monday Feb 6th, when we were at the Board meeting, the information, from the GC, was that everything was on track. The extra 30 days was intended for wrapping up the project with time allowed to get green tag inspections submitted by March 31st.

Friday Feb 10th, the Architect and Structural Engineer both verified several constructions issues which needed to be corrected by the GC.

Since then, the project has been at a standstill with no resolution from GC.

Over a month, with no resolve from the GC, my only option was to engage an attorney to draft a demand letter to the GC to make the corrections.

The issues represent a classic construction case of sub contractor providing substandard work. The GC and I are left holding the bag.

It's the overall evaluation and formulation of a new plan that is taking up so much of the time.

Technically, more than enough deficiencies exist to dictate a teardown and rebuild. However, all repair/restoration options are being explored first. A teardown is a such a monumental decision to be avoided if at all possible.

As far as I know today, the GC has eliminated the sub contractor, responsible for the construction errors and omissions, from the equation. The GC and I, with the attorney's guidance, are trying to reach a resolution together.

We are in a holding pattern until we can methodically address each and every item on the punch list formulating solutions until a corrective plan is reached.

Once we get through some of the finer details, the doors are ready, and the windows are ready to be installed which is a good thing.

Unfortunately, the project will not be completed on or before March 31st and a new date is yet to be determined.

OVERVIEW:

Upon completion of the facade wall, the real work can begin. The building is a wreck and non functional. Truss and Roof are next which will get the building to a structurally sound and dry state. Then all the mechanicals can be installed, bathrooms, then finally a salon use finish out.

The intent for 106 /110 S. Tennessee St. is Salon / Salon Suite Use.

RECAP:

\$87,769.70 is the projected outlay of the facade wall reconstruction.

The owner has already personally funded **\$31,300** in architect, structural engineer, insurance, permits, and inspections **prior to the roll out of \$56,469.70 in estimated eligible construction costs** to build the facade wall.

To date, owner has paid **\$45,830** in eligible construction costs towards the facade reconstruction.