



LEGACY PARK COMMUNITY CENTER

Updated July 25, 2008

The week of July 21, exterior painting is over 50% complete and will be complete by the middle of next week. The electrical rough-in is 95% complete. The week of July 28, they will start installation of the porch decking and installation of storm drainage and the phone conduit in preparation of site paving concurrent with installation of the porch rail and stairs. The electrical rough-in inspection and Fire Marshall rough-in inspection will be scheduled and will allow us to move forward with insulation and drywall. The fire sprinkler system rough-in will also start next week with the delivery and inspection of piping. The fire sprinkler installation will run concurrent with the next few weeks activities.

Updated July 21, 2008

The week of July 14, exterior painting is underway and will be complete by the end of next week. Next week we will schedule the electrical rough-in inspection and Fire Marshall rough-in inspection after which, drywall will start. In addition, the fire sprinkler system rough-in will start next week.

Updated July 12, 2008

The week of July 7, progress on electrical wiring and the brick veneer was made. The brick work should finish during the week of July 14 and the week of July 21, later next week the exterior painting will begin. The electrical rough-in is on-going and as soon the electrical rough-in is complete any low voltage wiring i.e. phone, security, etc.

Once painting is complete the installation of exterior paving i.e. sidewalks will begin.

Updated July 7, 2008

The week of July 7, work continued on installation of the brick veneer and the electrical rough-in. The water vault installation will begin upon approval from Cobb County.

Updated June 30, 2008

Updated July 28, 2008

The week of June 30, brick was delivered and installation will begin. The electrical rough-in continues.

Updated June 20, 2008

The week of June 16, the HVAC rough-in as well as roofing and siding and cornice work including porch columns were completed. The installation of the porch decking will be done when exterior painting is complete to minimize damage to the pre-finished decking.

Updated June 13, 2008

The week of June 9, the HVAC rough-in, roofing, siding and cornice were started. Once the siding and cornice is complete and the site is cleaned we will begin installing brickwork. The electrical rough-in will begin next week. Cabinets will be measured on site and ordered early next week.

Updated June 6, 2008

The week of June 2, the plumbing rough-in was completed in addition to the final. Exterior doors and windows are being installed. Roofing installation was delayed until Monday. Roofing should be complete by the end of next week. In addition we will start and complete HVAC rough-in next week.

Updated May 30, 2008

The week of May 19 and 26, framing was done is 90% complete. The balance of framing activities will be completed early next week.

Updated May 18, 2008

The week of May 12, all framing necessary to install the roof system was completed. This coming week we will complete the framing stage including installation of roof trusses and roof decking. A mechanical review meeting is scheduled for Tuesday May 27th.

Updated May 12, 2008

The week of May 5, framing began and the terrace level walls and the first floor system were completed. The week of May 12, framing the first floor walls and the deck floor system will be completed. The week of May 19, the framing stage will be completed and they will begin the plumbing rough-in.

With the framing moving forward, we are seeing the progress move more quickly. The contractor intends to fast track the outside activities in order to minimize the inconvenience when accessing the main pool area. Once the building has lockable doors and windows, the construction zone will be able to be minimized by the removal of the black fence.

Updated July 28, 2008

The Board of Directors is in constant contact with the builder to ensure the project is completed according to the contract, and expects a certificate of occupancy by the end of August.

Updated April 17, 2008

The walls and slab of the community center have been poured and backfilled.

Loren Construction has provided the following update:

They have strategically decided to focus their efforts on what will be the primary disruption to the pool access which is the utility services which bisect the pool entry and which must be installed before or after framing which would have coincided with pool season. We have been delayed on utility construction waiting on approval from our electrical engineer to reroute the electrical service thru the front avoiding a costly change order due to rock encountered in the original entry point. The plan is to complete utility construction by end of the week of April 18 and then pour a small concrete wall located at the main entry.

The weeks of April 14 and April 21, they will be starting the water supply system and will be installing the water vault which will enclose various valves and will be running water lines to the building for the fire sprinkler system and the domestic water line. At the same time, they will install an electrical conduit for future access to the building.

They will coordinate the remaining construction activities in a manner as least disruptive to pool activities as possible.

Updated March 20, 2008

The walls of the community center have been poured and backfilling has been completed. The sewer lines have been connected and the water is back on at the main pool house. New gravel has been poured in the trail from the parking lot to the tennis courts.

The slab is scheduled to be poured on Friday and they expect to begin framing a week from Monday – on March 31st.

Scheduled to happen in April:

Framing, exterior trim & siding; set windows and doors; install roofing & shingles; plumbing rough-in; rough HVAC; electrical rough-in; security rough-in; framing inspection; insulation install & inspection; drywall install.

The exterior should be completed prior to the pool opening and should not impact the main pool area.

Updated July 28, 2008

Updated February 21, 2008

As a part of the Community Center project, the old basketball court has been removed and trees will be this week. I am currently working on getting the culvert in that area replaced, as it can't be cleaned.

The walls of the community center have been poured and are being backfilled this week. They plan to have a plumber onsite next week and hope to be able to turn the water on at the pool house.

Updated December 11, 2007

Finally, negotiations are complete and permits have been obtained. The community center project is finally underway! The goal for the completion date is May 2008! A copy of the plans can be found on the home page or in the HOA office. The Board and HOA office look forward to the completion of this long-awaited project.

Updated September 17, 2007

The HOA has been working diligently with Loren Construction to put the final touches on the clubhouse plans to be presented to the City of Kennesaw for permitting. To date, it is planned that the community center will house the HOA offices, an exercise room, a large meeting room that can also be divided for multi-purpose usage, a kitchen area and a large storage room. We are still on target to have the project completed by May 1, 2008.

Updated August 17, 2007

The Board of Directors has chosen Loren Construction Company to design and build the Legacy Park Community Center. The Board is working closing with Loren Construction, an architect, and engineers and the City of Kennesaw on all the issues surrounding a project of this nature. The goal is to have the community center completed by the beginning of the 2008 pool season.

Updated March 12, 2007

At the March 22nd Board of Directors Regular Meeting, the board provided an update on the community center project and scheduled a meeting for March 27th to finalize work on the RFP.

On March 30th, the RFP was sent to ten (10) vendors with the following time-line:

Timeline (Revised). The following timeline, up to and including the deadline for offering submissions, shall be changed only by amendment to this RFP. Dates after the submittal deadline are target dates only.

- **March 30, 2007** **RFP Released**
- **April 13, 2007** **Deadline for Submittal of Questions and Requests for Clarifications** (*All questions should be emailed to Lisa Neff at propertymanager@legacypark.org*)

Updated July 28, 2008

- **April 27, 2007** **Written Answers to Questions Released**
- **May 25, 2007** **Submissions Due by 5:00 p.m.**
- **June 15, 2007** **Selection of Firm – *2 firms have been selected for further interviewing***
- **June 18 – June 29** **Negotiation of construction contract**
- **July 9, 2007** **Award of construction contract**

The Board of Directors received four proposals for review in constructing a community center. The Board will be interviewing two of the vendors on June 26, 2007. The time-line for the project will be adjusted upon further decision by the board. All other requirements that are necessary to complete a project of this nature will be completed as time-appropriate.

Original Notice:

In 2006 an independent survey was conducted with the purpose of bringing some finality to the question of whether to build a community center or not. This has been an issue in the community for many years, and to give guidance to the Board in its future decision-making. The complete results of the survey can be found on the Legacy Park website; however, of the homeowners surveyed, 54% voted favorably for a community center to be built with available HOA funds.

In November 2006, the Board approved funds in the 2007 budget for a community center and parking lot enhancement. Work then began in researching the possible locations for a community center at the main pool.

On February 4, 2007, the Board of Directors met in Executive Session to discuss the cost estimates regarding the building of a community center and the pros and cons of the locations. It was announced at the Annual Meeting, the board voted 5 – 0 to build the community center in the back of the current pool house.

Upon the completion of the 2007 election, the Board met on February 11, 22 and 28 to discuss the community center project and the various aspects of construction. Board members have been gathering information to properly bid the project.

At the March 6th board planning session, the board reviewed the progress of the project and hope to have a Request for Proposal (RFP) completed by the next Board meeting (March 22) and a time-line of the project will be drafted and provided to the community.

If you have any questions, please feel free to contact the HOA office or the Board Members.