Muscogee County School District

Construction Status Report

June 2023

Presented By:

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Senior Director of Plant Services and Construction

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Project	**Arnold Middle School Modernization**
Location(s)	**Arnold Middle School**
Project Description	The Arnold Middle School Modernization Project is designed around stripping the building back to the building skeleton and then refinishing with all new finishes to include, but not limited to, new floors, painting, ceiling, windows, blinds, restroom fixtures, etc. Also included in the project will be new student desks, building attached technology, kitchen equipment and a replacement gym. The site will also include an upgraded athletic field.

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2024/2025	Schedule Conformance	On-Schedule

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$20,785,497	1/17/2023		Owner's Original Balance	$941,014
				Owner's Remaining *	$756,544
Adjustment				Contractor's Original Balance	$500,000
Total	**$20,785,497**			Contractor's Remaining	$500,000

MCSD Project Manager	Ray Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Sudhir Patel	Date of Contract	11/8/2022
Construction Contractor	River City Contracting	Date of Contract	3/20/2023
Summary of Work Completed	Interior demolition of the administrative offices and exterior demolition of the Gym is underway. Site work is also taking place for the athletic field area.		
Potential Challenges			

Project	**Bradley Memorial Library Roofing**
Location(s)	**Division of Information Services (Bradley Memorial Library)**
Project Description	Installing a new roofing system at the Bradley Memorial Library that houses the Division of Information Services.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2023	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$811,453	4/17/2023		Owner's Original Balance	$74,000
				Owner's Remaining	$74,000
Adjustment				Contractor's Original Balance	N/A
Total	**$811,453**			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	N/A	Date of Contract	N/A
Construction Contractor	MJR Solutions	Date of Contract	5/27/2023
Summary of Work Completed	Removal of the old roofing system is underway.		
Potential Challenges			

Project	**Columbus High School Heating, Ventilation and Air Conditioning (HVAC)**
Location(s)	**Columbus High School**
Project Description	Replace the HVAC equipment in buildings 5010, 5011, 5012, 5013, 5014, 5020 and 5030.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2023/2024	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$6,000,000	12/12/2022		Owner's Original Balance	$57,500
				Owner's Remaining	$57,500
Adjustment	$2,158,914.55	2/21/2023		Contractor's Original Balance	N/A
Total	**$8,158,914.55**			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	9/20/2022
Construction Contractor	River City Contracting	Date of Contract	3/20/2023
Summary of Work Completed	Old equipment is being removed and duct work is being addressed.		
Potential Challenges			

Project	Columbus High School Interior and Exterior Upgrades
Location(s)	Columbus High School
Project Description	Renovate the interior and exterior of Columbus High School to include the exterior landscape around the school. Renovations will include the main entrance stairs, soft washing the exterior building façade, upgrading the interior front entrance and rear entrances for security. All other renovation items will be discussed with the school administration to address the needs identified in the Local Five-Year Facilities Plan.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2023/2024	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	$2,317,400	4/19/2021	Owner's Original Balance	$175,000
			Owner's Remaining	$175,000
Adjustment	$(406,120)	1/17/2023	Contractor's Original Balance	N/A
Total	**$1,911,280**		Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray PC Architects	Date of Contract	4/26/2021
Construction Contractor	Ben B. Gordy	Date of Contract	3/20/2023
Summary of Work Completed	Exterior and interior painting are underway. Demolition has begun on the front steps leading from Cherokee Avenue to the flag pole.		
Potential Challenges			

Project	**Hardaway High School Heating, Ventilation and Air Conditioning (HVAC)**
Location(s)	**Hardaway High School**
Project Description	Replace the HVAC equipment in buildings 5010, 5011, 5020 and 5030

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2023/2024	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$6,000,000	12/12/2022		Owner's Original Balance	$57,500
				Owner's Remaining	$57,500
Adjustment	$601,039.17	2/21/2023		Contractor's Original Balance	N/A
Total	**$6,601,039.17**			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	9/20/2022
Construction Contractor	River City Contracting	Date of Contract	3/20/2023
Summary of Work Completed	Old equipment is being removed and duct work is being addressed.		
Potential Challenges			

Project	**Hardaway High School Addition / Upgrade**
Location(s)	**Hardaway High School**
Project Description	Upgrade several areas at Hardaway High School to include, but not limited to, the front admin area, parking areas, gym concessions / lobby, canopies and site work / landscaping.

Project Status

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$4,000,000	1/17/2023		Owner's Original Balance	TBD
				Owner's Remaining	TBD
Adjustment				Contractor's Original Balance	TBD
Total	**$4,000,000**			Contractor's Remaining	TBD

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	2WR	Date of Contract	2/22/2023
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The MCSD Construction Department is currently working with the architect on the contract and initial scoping of the project. Continue meeting with key stakeholders to refine the scope of the project.		
Potential Challenges			

Project	**Kendrick High School Addition / Upgrade**
Location(s)	**Kendrick High School**
Project Description	Upgrade several areas at Hardaway High School to include, but not limited to, the front admin area, parking areas, gym concessions / lobby, canopies and site work / landscaping.

Project Status

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$4,000,000	1/17/2023		Owner's Original Balance	TBD
				Owner's Remaining	TBD
Adjustment				Contractor's Original Balance	TBD
Total	**$4,000,000**			Contractor's Remaining	TBD

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	2WR	Date of Contract	2/22/2023
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The MCSD Construction Department is currently working with the architect on the contract and initial scoping of the project. Continue meeting with key stakeholders to refine the scope of the project.		
Potential Challenges			

Project	**Middle School Fields Upgrades Phase II**
Location(s)	**Eddy, Richards and Veterans**
Project Description	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2023	Schedule Conformance	Developing

Amount		Date of Board Approval		Contingency	
Original Board Approved	$60,000	7/19/2021		Owner's Original Balance	$75,000
				Owner's Remaining	$73,500
Adjustment	$2,070,621	4/17/2023		Contractor's Original Balance	N/A
Total	**$2,130,621**			Contractor's Remaining	N/A

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Moon Meeks & Associates	Date of Contract	7/22/2021
Construction Contractor	Freeman and Associates	Date of Contract	5/19/2023
Summary of Work Completed	Beginning site work at Richards.		
Potential Challenges			

Project	**Middle School Fields Upgrades Phase III**
Location(s)	**Aaron Cohn, Blackmon Road and Double Churches**
Project Description	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Fall 2023	Schedule Conformance	Developing

Amount		Date of Board Approval	Contingency	
Original Board Approved	$153,500	10/24/2022	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
Total	**$153,500**		Contractor's Remaining	N/A

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	EMC Engineering	Date of Contract	1/18/2023
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	Currently in the Design Phase with the engineering company.		
Potential Challenges			

Project	**New Elementary School #8**
Location(s)	**Dawson Elementary Property along Kennedy Street**
Project Description	Consolidate Dawson and St. Mary's Elementary School.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2024	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	**Contingency**	
Original Board Approved	$25,000,000	4/19/2021	Owner's Original Balance	$1,922,500
			Owner's Remaining	$815,569.38
Adjustment	$12,890,500	5/26/2022	Contractor's Original Balance	$1,300,000
Total	**$37,890,500**		Contractor's Remaining	$0

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Hecht Burdeshaw Architects, Inc.	Date of Contract	4/27/2021
Construction Contractor	Freeman & Associates	Date of Contract	5/27/2022
Summary of Work Completed	Main building steel continues to be erected and hollow core foundations are going into position. The rear wall is under construction.		
Potential Challenges			

Project	**Secure Vestibules**
Location(s)	**Various Locations**
Project Description	Evaluate school entrances that do not have a secure vestibule and then create simple drawings of the scope or work for each location.

Project Status

Current Phase	Design	Next Phase	N/A
Estimated Completion	Summer 2023	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$100,000	1/17/2023		Owner's Original Balance	N/A
				Owner's Remaining	N/A
Adjustment				Contractor's Original Balance	N/A
Total	**$100,000**			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	N/A
Architect / Engineer	2WR	Date of Contract	2/22/2023
Construction Contractor		Date of Contract	
Summary of Work Completed	The MCSD Construction Department is working with the schools' administration to refine the scope at each location.		
Potential Challenges			

Project	**Wynnton Arts Academy Roofing**
Location(s)	**Wynnton Arts Academy**
Project Description	Installing a new roofing system at Wynnton Arts Academy.

Project Status

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Fall 2023	Schedule Conformance	Developing

Budget

Amount		Date of Board Approval		**Contingency**	
Original Board Approved	$834,315	1/17/2023		Owner's Original Balance	$76,000
				Owner's Remaining	$76,000
Adjustment				Contractor's Original Balance	N/A
Total	**$834,315**			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Engineering Systems Inc.	Date of Contract	2/28/2023
Construction Contractor	Gordian (F.H. Paschen)	Date of Contract	2/15/2023
Summary of Work Completed	Material is on order.		
Potential Challenges			


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