

Muscogee County School District
Construction Status Report
August 2023



Presented By:

Ward Odom
Senior Director of Plant Services and Construction

Travis T. Anderson
Chief Operations and Facilities Officer



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
Adjustment			Owner's Remaining	\$737,140
Total	\$20,785,497		Contractor's Original Balance	\$500,000
			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	The administrative office area interior construction continues with the addition of mechanical equipment being placed. Footers for the gym are being poured and site work on the athletic field continues.		
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.

P r o j e c t S t a t u s

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

B u d g e t

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

P r o j e c t M a n a g e m e n t

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	Tile continues to be installed over the new underlayment. The flat portion of the roof over the west side of the building has been installed.		
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 continues to be removed and replaced with new units. The cooling tower has arrived but will not be installed until schedule permits. Transitioned construction activities to align with school being in session.		
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	\$161,825
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	Construction on the front stairs continues and the construction project has transitioned to school being in session.		
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 continues to be replaced. Units continue to be installed as they arrive on the job site. Transitioned construction activities to align with school being in session.		
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	Construction Management company being presented to the Board during the August Board meeting.		
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	Construction Management company being presented to the Board during the August Board meeting.		
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	On Schedule

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	Site work continues at Eddy and Richards. The retaining walls have been poured to specifications 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	Phase III Athletic Fields Upgrade project has been advertised for a construction management company.		
Potential Challenges			

Project	Mary A. Buckner Academy
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	\$619,478.38
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 in position. CMU material continues to be installed throughout the main building. The rear wall is still under construction.		
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	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2023	Schedule Conformance	On Schedule

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	Construction of the roofing system continues.		
Potential Challenges			

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MUSCOGEE COUNTY SCHOOL DISTRICT
COLUMBUS, GA