

Muscogee County School District
Construction Status Report
October 2023



Presented By:

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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
Adjustment			Owner's Remaining	\$656,116
Total	\$20,785,497		Contractor's Original Balance	\$500,000
			Contractor's Remaining	\$499,490

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 has been completed. The administrative office furniture has been installed and the punch list on this area has been completed. The gym foundation work continues along with the site work for the athletic field.		
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	Post Construction	Next Phase	
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	\$25,765
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	The ridge tile has been installed and the roof has passed inspection for its 20-year warranty. This is the last month that this project will be reported on.		
Potential Challenges			

Project	Brewer Elementary School Heating, Ventilation and Air Conditioning (HVAC)
Location(s)	Brewer Elementary School
Project Description	Replace the HVAC equipment at Brewer Elementary School

Project Status

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Fall 2024	Schedule Conformance	Developing

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved			Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total	TBD		Contractor's Remaining	TBD

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	TBD
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The Board approved the engineer and the delivery method during the September 2023 Board meeting.		
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; currently this is taking place on the first floor of the building. The cooling tower has arrived, but will not be installed until schedule permits. Construction activities continue 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
Adjustment	\$(406,120)	1/17/2023	Owner's Remaining	\$26,783
Total	\$1,911,280		Contractor's Original Balance	N/A
			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	The construction project continues to align with school being in session. Site work for the bus awning install has been completed and the awning is under construction.		
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. Construction activities continue 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	Freeman and Associates	Date of Contract	TBD
Summary of Work Completed	Freeman and Associates is working with the architects to finalize the drawings and develop pricing packages.		
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	Freeman and Associates	Date of Contract	TBD
Summary of Work Completed	Freeman and Associates is working with the architects to finalize the drawings and develop pricing packages.		
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 the roofing system work on the main building has begun. CMU material continues to be installed throughout the main building. The rear wall has been completed and we are waiting on soil settlement to end. Once this occurs the footers for the gym and cafeteria buildings will start.		
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	\$57,393
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 Eddy Athletic Field has final grading and sod is being installed. The final grading is taking place 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	Summer 2024	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 has been advertised and awaiting bid packages.		
Potential Challenges			

Project	Middle School Fields Upgrades Phase IV
Location(s)	Fort and Midland
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	Winter 2024/2025	Schedule Conformance	Developing

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$210,000	5/15/2023	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
Total	\$210,000		Contractor's Remaining	N/A

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Sudhir Patel	Date of Contract	TBD
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The project has been advertised and awaiting CM packages to be evaluated.		
Potential Challenges			

Project	Secure Vestibule Project
Location(s)	Various Locations
Project Description	Create a secure vestibule at the main entrance to the school buildings that currently do not have one.

Project Status

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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved			Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total		TBD	Contractor's Remaining	TBD

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	2WR	Date of Contract	TBD
Construction Contractor		Date of Contract	
Summary of Work Completed	The Board approved the architect to work on this project during the September 2023 Board meeting.		
Potential Challenges			

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

Project Status

Current Phase	Post Construction	Next Phase	
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	\$21,178
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 on the Wynnnton roof has been completed and this will be the last reporting of this project.		
Potential Challenges			

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Community members of Muscogee County, for your votes approving the 1%
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MUSCOGEE COUNTY SCHOOL DISTRICT
COLUMBUS, GA