

Muscogee County School District
Construction Status Report
December 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	Work on the new gym continues with walls being erected. Site work continues on the athletic field and phase II of the interior work.		
Potential Challenges			

Project	Gymnasium Bleacher Upgrades
Location(s)	MS - Baker, Blackmon Road, Double Churches, East Columbus, Eddy, Midland, Richards, Rothschild and Veterans HS – Jordan, Kendrick, and Shaw
Project Description	Installing new bleacher systems at the schools that need upgrading due to the age of the existing systems.

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

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

B u d g e t

Amount		Date of Board Approval	Contingency	
Original Board Approved	Phase 1 – 435,183.46	4/18/22	Owner's Original Balance	\$0
	Phase 2 – 599,118.07	9/19/22	Owner's Remaining	\$0
	Phase 3 – 552,753.78	5/15/23		
	Phase 4 – 697,073.61	8/21/23		
Adjustment			Contractor's Original Balance	N/A
Total	\$2,284,128.92		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	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	N/A	Date of Contract	N/A
Construction Contractor	Southeastern Surfaces & Equipment (SSE)	Date of Contract	Varies by Phase
Summary of Work Completed	Phase One (Eddy, Jordan, Richards) – Installation Complete Phase Two (Blackmon Road, Double Churches MS, Midland, Rothschild) – Installation Complete Phase Three (Baker, East Columbus, Veterans) – Installation Complete Phase Four (Kendrick, Shaw) – Scheduling Demolition/Installation		
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	N/A
Total	TBD		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	9/21/2023
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. The CM will be presented to the Board during the December 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 second and third floors 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.

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

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

B u d g e t

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,317,400	4/19/2021	Owner's Original Balance	\$175,000
			Owner's Remaining	\$4,756
Adjustment	\$(406,120)	1/17/2023	Contractor's Original Balance	N/A
Total	\$1,911,280		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	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. The band room is receiving sound dampening material as defined in the project scope. The punch list items continue to be addressed.		
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	8/22/2023
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	8/22/2023
Summary of Work Completed	The construction company and the architect have finalized the drawings and developed a GMP, which is being presented to the Board during the December 2023 Board meeting.		
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	\$543,030
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	The exterior material covering the main building is being installed. The rear wall settlement area has stabilized and the footers for the cafeteria and the gym have been poured. The slab on both buildings is being worked on.		
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	*Behind Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$60,000	7/19/2021	Owner's Original Balance	\$75,000
			Owner's Remaining	\$44,898
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	The final grading is taking place at Richards and the sod is being installed.		
Potential Challenges	*The sub-contractor doing most of the grading work loss multiple employees for different reasons and the timeline was extended to Winter 2023/2024.		

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	TBD
Total	\$210,000		Contractor's Remaining	TBD

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Sudhir Patel	Date of Contract	8/7/2023
Construction Contractor	Freeman and Associates	Date of Contract	TBD
Summary of Work Completed	The construction manager for this project will be Freeman and Associates.		
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	Winter 2023/2024	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	N/A
Total	TBD		Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	2WR	Date of Contract	9/25/2023
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. The project is out to bid for a construction manager.		
Potential Challenges			

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Community members of Muscogee County, for your votes approving the 1%
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have benefited from your support of new schools, classrooms, technology and buses.

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MUSCOGEE COUNTY SCHOOL DISTRICT
COLUMBUS, GA