

Muscogee County School District
Construction Status Report
May 2024



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
			Owner's Remaining	\$641,753
Adjustment	\$540,295	3/18/2024	Contractor's Original Balance	\$500,000
Total	\$21,325,792		Contractor's Remaining	\$12,983

MCSD Project Manager	Raymond 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	We have completed the classrooms in Phase III and are starting demolition on Phase IV. Science tables were delivered and installed. Brick is being installed on the exterior walls of the gym.		
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	Pre-Construction	Next Phase	Construction
Estimated Completion	Winter 2024/2025	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,040,000	9/18/2023	Owner's Original Balance	\$125,000
			Owner's Remaining	\$125,000
Adjustment	(\$96,025.67)	2/20/2024	Contractor's Original Balance	TBD
Total	\$2,943,974.94		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	9/21/2023
Construction Contractor	River City Contracting	Date of Contract	12/12/2023
Summary of Work Completed	The HVAC equipment has been ordered and we will move into the construction phase in late May.		
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	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2024/2025	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$4,000,000	1/17/2023	Owner's Original Balance	\$120,000
			Owner's Remaining	\$100,050
Adjustment	\$1,166,842	1/16/2024	Contractor's Original Balance	\$231,842
Total	\$5,166,842		Contractor's Remaining	\$231,842

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	Site work for the front office area is underway. We have been working on identifying active vs. inactive storm drains in the areas that will receive new piping.		
Potential Challenges			

Project	High School Gymnasiums – Upgrades
Location(s)	Kendrick and Shaw
Project Description	Installing new bleacher systems at the schools that need upgrading due to the age of the existing systems. A new floor at Shaw will also be installed during this project.

Project Status

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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$697,073.61	8/21/23	Owner's Original Balance	\$30,000
			Owner's Remaining	\$30,000
Adjustment			Contractor's Original Balance	N/A
Total	\$697,073.61		Contractor's Remaining	N/A

Project Management

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	The bleachers have been installed at Kendrick and the gym floor has been refinished. The bleachers and gym flooring at Shaw remain ongoing.		
Potential Challenges			

Project	Jordan Roofing Project
Location(s)	Jordan Vocational College and Career Academy
Project Description	Re-Roof Buildings 5010, 5030 and 5031

Project Status

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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,079,226	10/23/2023	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$100,000
Total	\$1,179,226		Contractor's Remaining	\$100,000

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	ESI	Date of Contract	TBD
Construction Contractor	F.H Paschen, S.N. Nielsen and Associates, LLC	Date of Contract	TBD
Summary of Work Completed	Material for the project has been ordered, once received the construction contractor will work on the schedule and start the project.		
Potential Challenges			

Project	Kendrick High School Addition / Upgrade
Location(s)	Kendrick High School
Project Description	Upgrade several areas at Kendrick 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	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2024	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$4,000,000	1/17/2023	Owner's Original Balance	\$120,000
			Owner's Remaining	\$96,570
Adjustments	\$(57,056)	12/11/2023	Contractor's Original Balance	\$170,647
Total	\$3,942,944		Contractor's Remaining	\$170,647

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	Interior work continues on the front office area and the site work outside of the office also continues. The vending area in the gym is also still under construction.		
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	\$399,060
Adjustment	\$12,890,500	5/26/2022	Contractor's Original Balance	\$1,300,000
	\$659,705	3/18/2024		
Total	\$38,550,205		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 continues to be installed. Interior finishes continue to be worked on in the main building. The gym and cafeteria continue to have both interior and exterior walls and equipment being worked on.		
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	Construction	Next Phase	Post 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	\$150,000
			Owner's Remaining	\$127,550
Adjustment	\$1,677,500	1/16/2024	Contractor's Original Balance	N/A
Total	\$1,831,000		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	Carlisle Construction	Date of Contract	1/17/2024
Summary of Work Completed	Site work continues at Blackmon Road and Double Churches with both irrigation systems being installed. The exterior stairway at Blackmon Road is also being installed. We will move to the irrigation system at Aaron Cohn after the completion of the Double Churches system.		
Potential Challenges			

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

Current Phase	Pre-Construction	Next Phase	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	\$151,931
			Owner's Remaining	\$151,931
Adjustment	\$3,230,686	4/15/2024	Contractor's Original Balance	TBD
Total	\$3,440,686		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	12/19/2023
Summary of Work Completed	The GMP was approved by the Board. The MCSD Construction Department is working with Freeman and Associates on a preliminary schedule to start the site work on this project.		
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	\$2,937,500	9/18/2023	Owner's Original Balance	\$250,000
			Owner's Remaining	\$250,000
Adjustment			Contractor's Original Balance	TBD
Total	\$2,937,500		Contractor's Remaining	TBD

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	Freeman and Associates	Date of Contract	1/18/2024
Summary of Work Completed	The MCSD Construction Department is working with Freeman and Associates on the first round of vestibules that will be compiled for the bidding process.		
Potential Challenges			

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