

Muscogee County School District
Construction Status Report
March 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
Adjustment			Owner's Remaining	\$650,116
Total	\$20,785,497		Contractor's Original Balance	\$500,000
			Contractor's Remaining	\$14,700

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 work continues on phase III and the new gym area. Student and teacher furniture has been ordered for all phases of the project.		
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 MCSD Construction Department is working on a GMP document and River City is ordering the HVAC equipment. *Now that the schedule has been set, the projection went from Fall 2024 to Winter 2024/2025. This extension will not impact the school's ability to open in August with a fully functional HVAC system.		
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	Post Construction	Next Phase	
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	The last remaining roof top units are being installed over spring break because the work requires a crane and a safe fall zone.		
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

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

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

B u d g e t

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

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	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	The final punch list items on the overall system installation, to include system balancing, is underway and will be completed soon.		
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.

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

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

B u d g e t

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

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	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 are currently waiting on the building permit.		
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
Adjustment			Owner's Remaining	\$30,000
Total	\$697,073.61		Contractor's Original Balance	N/A
			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	Demolition of the old bleacher systems at Kendrick and Shaw will begin during the 1 st week of April 2024.		
Potential Challenges			

Project	Kendrick High School Addition / Upgrade
Location(s)	Kendrick High School Addition / Upgrade
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
Adjustments	\$(57,056)	12/11/2023	Owner's Remaining	\$96,570
Total	\$3,942,944		Contractor's Original Balance	\$170,647
			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	Demolition continues in the front office area. The fire alarm panel has been relocated and sitework on the new front drive is underway.		
Potential Challenges	We have discovered an unmarked underground fiber line that we are working with multiple providers to see who it belongs to. This will have to be relocated as it currently will be in the asphalt grade.		

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	\$532,814
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 continues to be installed. Interior finishes are being worked on in the main building. The exterior walls were erected on the gym and cafeteria.		
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	Post Construction	Next Phase	
Estimated Completion	Winter 2023 / 2024	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	\$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	With the conclusion of the punch list at Veterans, this project is complete.		
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	\$149,500
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			
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	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	12/19/2023
Summary of Work Completed	Freeman and Associates is working on the bid packets to provide a GMP moving forward.		
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 budget presented is a preliminary construction budget that will be refined after the bidding process.		
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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