

Muscogee County School District
Construction Status Report
September 2024



Presented By:

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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 its 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 is new student desks, building attached technology, kitchen equipment and a replacement gym. The site will 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	\$550,266
Adjustment	\$540,295	3/18/2024	Contractor's Original Balance	\$500,000
Total	\$21,325,792		Contractor's Remaining	\$5,472

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	The media center wing (phase V) internal demolition continues. The kitchen modernization is nearing completion. The Department of Public Health inspections are being scheduled for the startup process.		
Potential Challenges			

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

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	\$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	\$75,000
Total	\$2,943,974.33		Contractor's Remaining	\$75,000

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	All of the interior units are installed and functioning properly. All of the rooftop units are installed and functioning properly. The remaining piece of HVAC equipment to be changed out is the cooling tower. This will be scheduled for the middle of October.		
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.
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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	\$88,457
Adjustment	\$1,166,842	1/16/2024	Contractor's Original Balance	\$231,842
Total	\$5,166,842		Contractor's Remaining	\$84,032

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	Work on the front office building, the gym vending area, and the back-office area continues. The furniture for the old front office area, now the counseling suite, is installed.		
Potential Challenges			

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

Project Status

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

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	\$1,079,226		Contractor's Remaining	\$69,369

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	ESI	Date of Contract	N/A
Construction Contractor	F.H Paschen, S.N. Nielsen and Associates, LLC	Date of Contract	10/23/2024
Summary of Work Completed	The roof installation and final inspection are complete. The roof was issued a 20-year warranty. This is the last month this project will be reported on.		
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	\$80,974

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. Office furniture was ordered for the entire job and is expected to be installed starting the middle of September.		
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	\$206,598
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 ribbon cutting ceremony was held on Saturday August 17, 2024. The school is operating under normal conditions. The construction company continues to work on punch list items in a manner as to not disturb instruction time.		
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	On Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$153,500	10/24/2022	Owner's Original Balance	\$150,000
			Owner's Remaining	\$114,957
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	The construction contractor for Double Churches and Aaron Cohn is waiting on metal poles for backstop nets to be installed behind specific goal post on each job; other field upgrades are complete. The engineer is looking to address a few drainage issues on Blackmon Road's athletic field; other field upgrades are complete. This project is expected to move into post construction in the month of September.		
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	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2024/2025	Schedule Conformance	On Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$210,000	5/15/2023	Owner's Original Balance	\$151,931
			Owner's Remaining	\$114,957
Adjustment	\$3,230,686	4/15/2024	Contractor's Original Balance	\$144,690
Total	\$3,440,686		Contractor's Remaining	\$111,640

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	Site work continues with a focus on the drainage system that will be under the turf. The vending building is being constructed now that the sanitary lines have been run.		
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
Adjustment			Owner's Remaining	\$250,000
Total	\$2,937,500		Contractor's Original Balance	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	9/25/2023
Construction Contractor	Freeman and Associates	Date of Contract	1/18/2024
Summary of Work Completed	The MCSD Construction Department has provided the list of schools to bid to Freeman and Associates. They are working with the architect to bid these documents out following the state bidding process.		
Potential Challenges			

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