

Muscogee County School District
Construction Status Report
October 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 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	\$580,978
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 has been completed and the upgrades for this area are underway. The kitchen modernization has been completed and has passed the inspection by the Department of Public Health.		
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	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 HVAC equipment to be changed out is the cooling tower. This is 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.

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	\$220,802*
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 original contractors contingency balance was approximately 5% of the construction cost of \$4,636,842. The construction cost is a portion of the Board approved construction project cost of \$5,166,842. This was reported as \$231,842 and is being adjusted to exactly \$220,802 which aligns with the schedule of values associated with this job. This is a reduction of \$11,040 and brings the number to exactly 5% of the construction cost. This is only being done for accounting purposes and does not change the Board approved project budget.		
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
Adjustments	\$(57,056)	12/11/2023	Owner's Remaining	\$96,570
Total	\$3,942,944		Contractor's Original Balance	\$162,521*
			Contractor's Remaining	\$69,747

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 in the front office area as well as the site work outside of the office. Office furniture was ordered and has been installed. *The original contractors contingency balance was approximately 5% of the construction cost of \$3,412,944. The construction cost is a portion of the Board approved construction project cost of \$3,942,944. This was reported as \$170,647 and is being adjusted to exactly \$162,521 which aligns with the schedule of values associated with this job. This is a reduction of \$8,126 and brings the number to exactly 5% of the construction cost. This is only being done for accounting purposes and does not change the Board approved project budget.		
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	\$590,019
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 school is operating under normal conditions. The construction company continues to work on punch list items in a manner so as not to 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	Post-Construction	Next Phase	
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	\$112,457
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 scope for these projects has been completed and all punch list items addressed. This is the last month this project will be reported.		
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	\$99,317

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 material that overlays the drainage system. The vending building continues to be under construction.		
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	Pre-Construction	Next Phase	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 continuing to work with the architect to bid these documents out following the state 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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MUSCOGEE COUNTY SCHOOL DISTRICT
COLUMBUS, GA