

Muscogee County School District
Construction Status Report
August 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	\$554,964
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	Phase IV classrooms have been completed and are ready for the beginning of the school year. The media center wing or final phase is under interior demolition. The new gym will be open shortly after the school year begins and students will transition from their temporary gym area to the new 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	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	\$2,943,974.94		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 have been installed and are functioning. All hallway ceilings are new to include LED lighting. The only remaining HVAC equipment that has to be changed out are a few rooftop units and the cooling tower. The current schedule shows the cooling tower to be replaced over Thanksgiving break, however, the contractor and the MCSD Construction Department are looking to find an earlier time slot to complete the cooling tower changeover.		
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	\$220,802

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	Exterior walls are being erected on top of the footers that were poured last month. Interior work continues in the old office area and throughout the impacted areas of the upgrade. The vending area in the gym is also under construction. Office furniture has been ordered for the entire project.		
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	Construction	Next Phase	Post Construction
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
Adjustment			Owner's Remaining	\$0
Total	\$1,179,226		Contractor's Original Balance	\$100,000
			Contractor's Remaining	\$100,000

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	All roofing material has been installed as designed and the final inspection and punch list items will be addressed in the month of August.		
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	\$170,647
			Contractor's Remaining	\$44,229

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 has been completed. Office furniture has been ordered for the entire job.		
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	\$236,336
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	As of 7/22/2024, the interior and exterior of the building are substantially complete and the building has received a certificate of completion/certificate of occupancy. Architect punch list items will continue to be worked on and all necessary adjustments made as the building is opened for service on the first day of school, which is August 7, 2024.		
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	\$119,457
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	All site work has been completed at all three locations and once final equipment install takes place, we will move this project into post-construction. This is expected to take place in the month of August.		
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	\$123,771
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 and all of the sanitary and storm lines are being addressed.		
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 out to Freeman and they are working on following the state bidding process.		
Potential Challenges			



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