

Muscogee County School District
Construction Status Report
November 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	Construction continues on the final phase (Phase V). Furniture for this phase has been ordered and will be installed upon arrival.		
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	Post-Construction	Next Phase	
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	\$48,174

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 HVAC equipment has been installed and is functioning properly. The building HVAC system has gone through the test and balance process. This will be the last month of reporting for this project.		
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.		
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	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	\$162,521
Total	\$3,942,944		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	Punch list items are being corrected. This is the last month of reporting for this project.		
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	Post-Construction	Next Phase	
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	\$623,638
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 has completed working on the punch list items. This will be the last month of reporting for this.		
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	The field has been completed, inspected and issues documented on a punch list. The items on the punch list have been corrected. 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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