

Muscogee County School District
Construction Status Report
January 2025



Presented By:

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Executive Director of Facilities and Capital Planning

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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	Post-Construction	Next Phase	
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	\$477,766
Adjustment	\$540,295	3/18/2024	Contractor's Original Balance	\$500,000
Total	\$21,325,792		Contractor's Remaining	\$0.00

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	spArchitect, LLC	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. We are working on punch list items; the entire project is substantially complete. This will be the last month that this project is reported on.		
Potential Challenges			

Project	Blackmon Road Middle School HVAC Cooling Tower
Location(s)	Blackmon Road Middle School
Project Description	The cooling tower at Blackmon Road Middle School is being replaced as it has outlived its life expectancy of 20 years. The cooling tower is 29 years old.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$311,000	10/21/2024	Owner's Original Balance	\$25,000
			Owner's Remaining	\$25,000
Adjustment			Contractor's Original Balance	TBD
Total	\$311,000		Contractor's Remaining	TBD

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	10/22/2024
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The MCSD Construction Department is pulling appropriate stakeholders together for meaningful engagement in the planning process.		
Potential Challenges			

Project	Double Churches Elementary Upgrade
Location(s)	Double Churches Elementary School
Project Description	As part of the 2024 E-SPLOST, the Muscogee County School District will upgrade Double Churches Elementary School through multiple means of construction to potentially include renovation, modifications, modernization and new construction.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Amount		Date of Board Approval	Contingency	
Original Board Approved	37,362,500	11/18/2024	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
Total	\$37,362,500		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

MCSD Project Manager		Project Delivery Method	Construction Management at-Risk
Architect / Engineer	spArchitect, LLC	Date of Contract	11/19/2024
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The MCSD Construction Department is pulling the appropriate stakeholders together for meaningful engagement in the planning process.		
Potential Challenges			

Project	Downtown Elementary School HVAC Cooling Tower
Location(s)	Downtown Elementary School
Project Description	The cooling tower at Downtown Elementary School is being replaced as it has outlived its life expectancy of 20 years. The cooling tower is 31 years old.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$290,000	8/19/2024	Owner's Original Balance	\$25,000
			Owner's Remaining	\$25,000
Adjustment			Contractor's Original Balance	TBD
Total	\$290,000		Contractor's Remaining	TBD

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	8/20/2024
Construction Contractor	River City Contracting	Date of Contract	12/17/2024
Summary of Work Completed	The MCSD Construction Department is pulling the appropriate stakeholders together for meaningful engagement in the planning process.		
Potential Challenges			

Project	Georgetown Elementary School HVAC Upgrade
Location(s)	Georgetown Elementary School
Project Description	The HVAC system at Georgetown Elementary School is being replaced as it has outlived its life expectancy of 20 years.

Current Phase	Construction	Next Phase	Post-Construction
Estimated Completion	Fall 2025	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,835,000	1/16/2024	Owner's Original Balance	\$125,000
			Owner's Remaining	\$125,000
Adjustment	(351,611)	8/19/2024	Contractor's Original Balance	\$100,000
Total	\$3,483,389		Contractor's Remaining	\$100,000

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	1/17/2024
Construction Contractor	River City Contracting	Date of Contract	5/21/2024
Summary of Work Completed	River City has ordered the HVAC equipment and will install it in a manner which avoids interruptions to instruction time.		
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 and back office buildings continue. The gym vending area has been completed and is being used by the school.		
Potential Challenges			

Project	HVAC COP FY2026 Projects
Location(s)	Dimon, Fox, Richards and Rothschild
Project Description	The Capital Outlay Projects FY2026 HVAC projects include, but not limited to, the replacement of all HVAC equipment, needed duct work and building alterations that are needed for the new systems to be installed. The HVAC equipment will be replaced at Dimon Elementary School, Fox Elementary School, Richards Middle School and Rothschild Middle School.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$15,706,200	11/21/2024	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total	\$15,706,200		Contractor's Remaining	TBD

MCSD Project Manager	TBD	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	10/22/2024
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The MCSD Construction Department is pulling the appropriate stakeholders together for meaningful engagement in the planning process.		
Potential Challenges			

Project	Kinnett Stadium Upgrade Project
Location(s)	Kinnett Stadium
Project Description	The Kinnett Stadium Upgrade Project includes, but not limited to, upgrades to the visitor's concession building/ticket area, shotput/discus area, fencing, grounds and the bleacher system.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	TBD	Schedule Conformance	TBD

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,480,000	TBD	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total	\$3,480,000		Contractor's Remaining	TBD

MCSD Project Manager	TBD	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	spArchitect, LLC.	Date of Contract	11/22/2024
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The MCSD Construction Department is pulling the appropriate stakeholders together for meaningful engagement in the planning process.		
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	spArchitect, LLC	Date of Contract	8/7/2023
Construction Contractor	Freeman and Associates	Date of Contract	12/19/2023
Summary of Work Completed	The vending building continues to be under construction. The remainder of the project which includes the playing surface has been completed.		
Potential Challenges			

Project	Secure Vestibule Project (Phase I)
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	(\$1,598,464)		Owner's Remaining	\$250,000
Total	\$1,339,036		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 will work with the construction manager to set the schedule for Phase I of this project. Once Phase I is underway, the MCSD Construction Department will start working on bidding Phase II Schools.		
Potential Challenges			



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