

Muscogee County School District
Construction Status Report
May 2025



Presented By:

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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	\$311,200	10/21/2024	Owner's Original Balance	\$25,000
			Owner's Remaining	\$25,000
Adjustment			Contractor's Original Balance	TBD
Total	\$311,200		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	Carlisle Construction	Date of Contract	1/22/2025
Summary of Work Completed			
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
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total	\$37,362,500		Contractor's Remaining	TBD

MCSD Project Manager	TBD	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	Construction	Next Phase	Post-Construction
Estimated Completion	Fall 2025	Schedule Conformance	On-Schedule

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	\$0.00	3/17/2025	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 equipment has been ordered and will be installed once received.		
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 continues to install the HVAC equipment in a manner which avoids interruptions to instruction time.		
Potential Challenges			

Project	HVAC COP FY26 Projects
Location(s)	Dimon, Fox, Richards and Rothschild
Project Description	The Capital Outlay Projects FY26 HVAC projects include, but are not limited to, the replacement of all HVAC equipment, duct work and building alterations which 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	Construction	Next Phase	Post-Construction
Estimated Completion	Winter 2025/2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$15,706,200	11/21/2024	Owner's Original Balance	\$500,000
			Owner's Remaining	\$500,000
Adjustment	(372,398)	4/21/2025	Contractor's Original Balance	\$235,000
Total	\$15,333,802		Contractor's Remaining	\$235,000

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	10/22/2024
Construction Contractor	River City	Date of Contract	1/22/2025
Summary of Work Completed	The sub-contractors for River City Contracting have ordered the equipment and developed a construction schedule.		
Potential Challenges			

Project	Kinnett Stadium Upgrade Project
Location(s)	Kinnett Stadium
Project Description	The Kinnett Stadium Upgrade Project includes, but is 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	10/21/2024	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
Total	\$3,480,000		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	spArchitect, LLC.	Date of Contract	11/22/2024
Construction Contractor	Freeman and Associates	Date of Contract	1/22/2025
Summary of Work Completed	The construction manager is working with the architect on refining scope and budget.		
Potential Challenges			

Project	Painting Renovation Project
Location(s)	Allen, Dorothy Height, Fox, Gentian, Georgetown, Mathews, River Road and Kendrick
Project Description	The Painting Renovation Project includes, but is not limited to, surface preparation, painting interior and exterior finishes and cove base replacement as needed.

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

Amount		Date of Board Approval	Contingency	
Original Board Approved			Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total		TBD	Contractor's Remaining	TBD

MCSD Project Manager	John Lawson	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Neal, Kendust & Murray, P.C.	Date of Contract	2/19/2025
Construction Contractor	River City Contracting	Date of Contract	4/22/2025
Summary of Work Completed	The construction manager is working with the architect on refining scope and budget.		
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	Construction	Next Phase	Post-Construction
Estimated Completion	Fall 2025	Schedule Conformance	On-Schedule

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)	12/16/2024	Owner's Remaining	\$250,000
Total	\$1,339,036		Contractor's Original Balance	\$99,002
			Contractor's Remaining	\$99,002

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	Demolition continues. Work was paused during the state testing window and resumed May 3, 2025.		
Potential Challenges			



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