

Muscogee County School District
Construction Status Report
August 2025



Presented By:

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Executive Director of Facilities and Capital Planning

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Chief Operations and Facilities Officer



Project	Auditorium Upgrade
Location(s)	Shaw, St. Elmo and Wynnton
Project Description	The scope of work for the auditoriums will include, but is not limited to, floor finishes, lighting, seating, sound dampening structures, sound systems, stage curtains, and wall finishes.

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	
			Owner's Remaining	
Adjustment			Contractor's Original Balance	
Total		TBD	Contractor's Remaining	

MCSD Project Manager	TDB	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Hecht Burdeshaw	Date of Contract	TBD
Construction Contractor		Date of Contract	
Summary of Work Completed			
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	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2025/2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$289,786.94	6/23/2025	Owner's Original Balance	\$25,000
			Owner's Remaining	\$25,000
Adjustment			Contractor's Original Balance	\$23,743
Total	\$289,786.94		Contractor's Remaining	\$23,743

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	The cooling tower equipment has been ordered.		
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			Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total		TBD	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 continues to bring key stakeholders together to ensure 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	Post-Construction	Next Phase	
Estimated Completion	Fall 2025	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$290,000	3/17/2025	Owner's Original Balance	\$25,000
			Owner's Remaining	\$25,000
Adjustment			Contractor's Original Balance	\$5,000
Total	\$290,000		Contractor's Remaining	\$5,000

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 cooling tower is installed. Punch list items are being addressed. This will be the last month the project is reported on.		
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	Post-Construction	Next Phase	
Estimated Completion	Fall 2025	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,483,389	8/19/2024	Owner's Original Balance	\$125,000
			Owner's Remaining	\$4,822
Adjustment			Contractor's Original Balance	\$100,000
Total	\$3,483,389		Contractor's Remaining	\$0.00

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	Punch list items have been addressed. This will be the last month the project is reported on.		
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, ductwork 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	\$15,333,802	4/21/2025	Owner's Original Balance	\$500,000
			Owner's Remaining	\$500,000
Adjustment			Contractor's Original Balance	\$235,000
Total	\$15,333,802		Contractor's Remaining	\$87,797

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	Equipment continues to be installed as it arrives on site. School is back in session; therefore, installation is now on a schedule that does not interfere with instruction time.		
Potential Challenges			

Project	Kinnett Stadium Field and Track Project
Location(s)	Kinnett Stadium
Project Description	The Kinnett Stadium field and track project includes removal of the old athletic field turf, the old track material and the replacement of both with new material. The new material for both areas will be placed on the same footprint as the previous material.

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,500,000	10/21/2024	Owner's Original Balance	\$247,600
Adjustment			Owner's Remaining	\$184,173
Total	\$2,500,000		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Hellas Construction, Inc.	Date of Contract	2/19/2025
Construction Contractor	Hellas Construction, Inc.	Date of Contract	2/19/2025
Summary of Work Completed	The drainage system and base for the track area have been installed. The field material has been installed and all punch list items have been completed. The track material is all that is left to install for this project to be completed.		
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			Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	TBD
Total	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 continues 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	Construction	Next Phase	Post-Construction
Estimated Completion	Winter 2025/2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,720,861	5/19/2025	Owner's Original Balance	\$50,000
			Owner's Remaining	\$50,000
Adjustment			Contractor's Original Balance	\$80,000
Total	\$2,720,861		Contractor's Remaining	\$80,000

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	Sanding, scraping, and wall repair are ongoing and will continue throughout the project. Painting is underway at all locations. Interior painting has been completed and all punch list items have been addressed. The contractors will continue working on the exterior paint.		
Potential Challenges			

Project	Roofing
Location(s)	Eddy, Fort, and Rothschild
Project Description	New roofing systems are being installed at Eddy, Fort, and Rothschild Middle Schools.

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$5,793,472	4/21/2025	Owner's Original Balance	\$400,000
			Owner's Remaining	\$400,000
Adjustment			Contractor's Original Balance	TBD
Total	\$5,793,472		Contractor's Remaining	TBD

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	5/28/2025
Summary of Work Completed	The roof at Rothschild has been completed, with punch list items are in progress. Roofing has been completed at Eddy and Fort and punch list items have been addressed. This will be the last month that this project is reported on.		
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	Post-Construction	Next Phase	
Estimated Completion	Fall 2025	Schedule Conformance	On-Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,339,036	12/16/2024	Owner's Original Balance	\$250,000
Adjustment			Owner's Remaining	\$250,000
Total	\$1,339,036		Contractor's Original Balance	\$99,002
			Contractor's Remaining	\$9,129

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	Phase I secure vestibules have been completed and the punch list items have been addressed. This will be the last month the project is reported on.		
Potential Challenges			

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Community members of Muscogee County, for your votes approving the 1%
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MUSCOGEE COUNTY SCHOOL DISTRICT
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