

Muscogee County School District
Construction Status Report
May 2026



Presented By:

Jeff Battles
Director of Construction

Travis T. Anderson
Chief Operations and Facilities Officer



	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	\$2,130,851	3/16/2026	Owner's Original Balance	\$170,000
			Owner's Remaining	\$170,000
Adjustment			Contractor's Original Balance	\$62,998
Total	\$2,130,851		Contractor's Remaining	\$62,998

MCSD Project Manager	Dusty Worsley	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	McMillan Pazdan Smith, Architects P.C.	Date of Contract	1/14/2026
Construction Contractor	Carlisle Construction	Date of Contract	4/14/2026
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	Campus Enclosure Upgrade Project – Phase One
Location(s)	Baker MS, Jordan HS, Northside HS, River Road ES
Project Description	As part of the 2024 E-SPLOST, the Muscogee County School District will enclose multiple campuses through multiple means of construction. Each campus is unique and will be enclosed according to the facility's needs.

Current Phase	Construction	Next Phase	Post-Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,422,000	3/16/2026	Owner's Original Balance	\$80,000
			Owner's Remaining	\$80,000
Adjustment			Contractor's Original Balance	\$72,700
Total	\$1,422,000		Contractor's Remaining	\$72,700

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	2WR Architects	Date of Contract	3/4/2025
Construction Contractor	Graddy Construction	Date of Contract	TBD
Summary of Work Completed	The bus loop at Northside HS has been bricked in and door frames set. The footers for walls at River Road ES have been poured.		
Potential Challenges			

Project	Capital Outlay Project (COP) FY27 – Blackmon Road Middle School Roof Replacement Project
Location(s)	Blackmon Road Middle School
Project Description	As part of the 2024 E-SPLOST, the Department of Construction is following a phased approach to replace school roofs as needed.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,771,031	3/16/2026	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$100,000
Total	\$1,771,031		Contractor's Remaining	\$100,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Hard Bid
Architect / Engineer	N/A	Date of Contract	N/A
Construction Contractor	F.H. Paschen, S.N. Nielsen & Associates, LLC	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	Double Churches Upgrade
Location(s)	Double Churches Elementary and Middle School*
Project Description	As part of the 2024 E-SPLOST, the Muscogee County School District will upgrade Double Churches Elementary and Middle Schools 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	Jeff Battles	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. The MCSD Construction Department bid out for a construction manager to work with the architect on the design of the project. *Through the planning process, it was determined that the totality of the Double Churches campus (Elementary and Middle) is needed to complete this 2024 E-SPLOST project. The project will impact both schools, resulting in some shared resources between the two schools.		
Potential Challenges			

Project	Double Churches Elementary School – Sanitary Pump Station Installation
Location(s)	Double Churches Elementary School
Project Description	A portion of the sanitary sewer line at Double Churches Elementary School has experienced failure. After conferring with various stakeholders and design professionals, it has been recommended that the installation of a sanitary pump station will best resolve the issue.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Summer 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$66,500	12/15/2025	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$0
Total	\$66,500		Contractor's Remaining	\$0

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	EMC Engineering	Date of Contract	2/16/2026
Construction Contractor	Smith-Raymond Company	Date of Contract	2/16/2026
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	Elementary Gym Upgrade Project - Flooring
Location(s)	Georgetown Elementary, Martin Luther King Jr. Elementary, and Mathews Elementary
Project Description	As part of the 2024 E-SPLOST, the Department of Construction is following a phased approach to transitioning our elementary gym floors from VCT tiles to a resilient flooring designed for sports and multi-purpose use.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$207,700	2/17/2026	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$15,000
Total	\$207,700		Contractor's Remaining	\$15,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Hard Bid
Architect / Engineer	N/A	Date of Contract	N/A
Construction Contractor	Southeastern Surface & Equipment	Date of Contract	3/4/2026
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	Elementary Gym Upgrade Project – Sound Panels
Location(s)	Georgetown Elementary, Martin Luther King Jr. Elementary, and Mathews Elementary
Project Description	As part of the 2024 E-SPLOST, the Department of Construction is following a phased approach to install sound dampening structures in elementary school gyms when needed.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$93,936	2/17/2026	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$15,000
Total	\$93,936		Contractor's Remaining	\$15,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Hard Bid
Architect / Engineer	N/A	Date of Contract	N/A
Construction Contractor	Acousti of Columbus	Date of Contract	3/4/2026
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	Fort Middle School – Sanitary Sewer Line Replacement Project
Location(s)	Fort Middle School Kitchen
Project Description	A portion of the sanitary sewer line in the Fort Middle School kitchen has experienced failure. After multiple attempts to restore permanent functionality to the line, it was determined the sanitary sewer line needs to be replaced.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$248,000	3/16/2026	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$11,000
Total	\$248,000		Contractor's Remaining	\$11,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Peach Engineering	Date of Contract	3/20/2026
Construction Contractor	Smith-Raymond Company	Date of Contract	3/20/2026
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	Gentian Elementary School Kitchen HVAC Replacement Project
Location(s)	Gentian Elementary School
Project Description	The HVAC equipment in the kitchen at the Gentian Elementary School experienced equipment failure rendering the system in need of replacement.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$248,650	3/16/2026	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$6,000
Total	\$248,650		Contractor's Remaining	\$6,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Peach Engineering	Date of Contract	1/16/2026
Construction Contractor	Holbrook Service Company	Date of Contract	1/16/2026
Summary of Work Completed	HVAC equipment has been ordered and the project schedule is being developed by the contractor.		
Potential Challenges			

Project	HVAC COP FY27 Projects
Location(s)	Blackmon Road and Downtown
Project Description	The Capital Outlay Projects FY27 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 Blackmon Road Middle School and Downtown Elementary School.

Current Phase	Construction	Next Phase	Post-Construction
Estimated Completion	Winter 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$9,503,414	1/20/26	Owner's Original Balance	\$400,000
			Owner's Remaining	\$400,000
Adjustment			Contractor's Original Balance	\$359,642
Total	\$9,503,414		Contractor's Remaining	\$359,642

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	8/19/2025
Construction Contractor	Freeman and Associates	Date of Contract	1/12/2026
Summary of Work Completed	HVAC equipment has been ordered. As equipment arrives, installation takes place outside of school hours. A schedule is being developed to continue work after school is out for school year 25/26.		
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	Construction	Next Phase	Post-Construction
Estimated Completion	Fall 2026	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$7,470,769	9/15/25	Owner's Original Balance	\$690,000.00
Adjustment			Owner's Remaining	\$690,000.00
Total	\$7,470,769		Contractor's Original Balance	\$550,982.78
			Contractor's Remaining	\$145,970.68

MCSD Project Manager	Dusty Worsley	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	Visitors' side concrete bleachers have been poured. Steps are now being poured. Home side concrete bleachers are 60% complete. Visitors' concession stand roof is complete. Site work is ongoing.		
Potential Challenges			

Project	Painting Renovation Project – Summer 2026
Location(s)	Baker MS, Blanchard ES, Carver HS, Eddy MS, Midland Academy, North Columbus ES, Waddell ES
Project Description	The MCSD Construction Department, consulting with the Plant Services Department and school administration, has implemented a district-wide paint plan. All schools in the district are on a rotation within the paint plan. The Painting Renovation Project includes, but is not limited to, surface preparation, painting interior and exterior finishes, cove base replacement, ceiling tile replacement, lighting upgrade and flooring upgrades as needed.

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$5,490,349	4/20/2026	Owner's Original Balance	\$70,000
			Owner's Remaining	\$70,000
Adjustment			Contractor's Original Balance	\$240,000
Total	\$5,490,349		Contractor's Remaining	\$240,000

MCSD Project Manager	Dusty Worsley	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Neal, Kendust, Murray Architects	Date of Contract	10/15/2025
Construction Contractor	River City Contractors	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	Parking Lot Upgrade Phase 1 Project
Location(s)	Davis ES, Gentian ES, Johnson ES, Mathews ES
Project Description	The MCSD Construction Department, consulting with the Plant Services Department and school administration, is improving and expanding parking areas at schools throughout the district.

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,326,300	4/20/2026	Owner's Original Balance	\$0
			Owner's Remaining	\$0
Adjustment			Contractor's Original Balance	\$157,000
Total	\$1,326,300		Contractor's Remaining	\$157,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	EMC Engineering	Date of Contract	7/19/2021
Construction Contractor	Graddy Construction	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	Rigdon Road Elementary Chiller Upgrade Project
Location(s)	Rigdon Road
Project Description	Replace the Chiller at Rigdon Road Elementary School

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$431,916	1/20/26	Owner's Original Balance	\$17,500
			Owner's Remaining	\$17,500
Adjustment			Contractor's Original Balance	\$5,000
Total	\$431,916		Contractor's Remaining	\$5,000

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	9/10/2025
Construction Contractor	Freeman and Associates	Date of Contract	1/12/2026
Summary of Work Completed	HVAC equipment has been ordered and the project schedule is being developed by the construction manager.		
Potential Challenges			

Project	Rothschild Gym and Campus Enclosure Upgrade Project
Location(s)	Rothschild
Project Description	The Rothschild Gym Upgrade Project includes, but is not limited to, demolition of the existing structure and constructing a new gymnasium that meets GaDOE facility standards. This project will also include components of Campus enclosure during the project.

Current Phase	Construction	Next Phase	Post-Construction
Estimated Completion	Winter 2026/2027	Schedule Conformance	On-Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$7,521,101	12/15/2025	Owner's Original Balance	\$270,000
			Owner's Remaining	\$270,000
Adjustment			Contractor's Original Balance	\$150,000
Total	\$7,521,101		Contractor's Remaining	\$150,000

MCSD Project Manager	Dusty Worsley	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	McMillan Pazdan Smith, Architects P.C.	Date of Contract	9/16/2025
Construction Contractor	River City Contracting	Date of Contract	12/17/2025
Summary of Work Completed	Demolition is complete. The footings for the new gym have been poured.		
Potential Challenges			

Project	School Nutrition Equipment Upgrades
Location(s)	Allen ES, Blackmon Road MS, Eddy MS, Georgetown ES, Mathews ES, Northside HS, Shaw HS, Waddell ES
Project Description	The MCSD Construction Department, consulting with the School Nutrition Department, is upgrading designated kitchen equipment in schools throughout the district. This work may include, but is not limited to, cooler/freezers, dishwashers, vent hoods, and serving lines.

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	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Neal, Kendust, Murray Architects	Date of Contract	9/10/2025
Construction Contractor	River City Contracting	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	Secure Vestibule Project – Phase 2
Location(s)	Various Locations
Project Description	The MCSD Construction Department, consulting with the MCSD Police Department and school administration, is creating a secure vestibule at the main entrance to the school buildings that currently do not have one.

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

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$6,589,210	2/17/2026	Owner's Original Balance	\$200,000
			Owner's Remaining	\$200,000
Adjustment			Contractor's Original Balance	\$787,881
Total	\$6,589,210		Contractor's Remaining	\$787,881

MCSD Project Manager	Jeff Battles	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	2WR Architects	Date of Contract	9/15/2023
Construction Contractor	Freeman & Associates, Inc	Date of Contract	1/18/2024
Summary of Work Completed	Construction manager is working on a project schedule for all locations.		
Potential Challenges			

Project	Wynnton Arts Academy Exterior Remediation Project
Location(s)	Wynnton Arts Academy
Project Description	The exterior of the Wynnton Arts Academy is in need of several repairs to assist in extending the life of the building.

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	TBD	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	McMillan, Pazdan, Smith Architecture	Date of Contract	TBD
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			

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