

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
January Board Meeting
December 6, 2018**

Project: Spencer High School

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Construction of a +/- 200,000 Sq. Ft. High School

Architect: Hecht Burdeshaw Architects, Inc. in collaboration with 2WR of Georgia

Construction Manager: Freeman & Associates / Ra-Lin and Associates, A Joint Venture

Project Manager: Rexon Byrd

Total Board Approved Budget: \$56,000,000.00

Date of Contract: April 18, 2016

Construction Contract/GMP: \$49,750,000.00

Contractor's Contingency (in GMP): \$2,989,689.79

Contractor's Contingency Balance: \$1,896,452.51

Owner's Contingency: \$1,600,000.00

Owner's Contingency Balance: \$1,393,373.00

Work Completed to Date: \$47,853,547.49

Estimated Date of Completion: Complete

Conformance with Schedule: Complete

Problems and Comments: Facility is open for Staff and Students.

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency. In the event changes exceed the Contractor's Contingency, the Owner's Contingency is used. Therefore the GMP will not change until the Contractor's Contingency is exceeded.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
January Board Meeting
December 6, 2018**

Project: Kendrick High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate and Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$3,542,803.50

Contractor's Contingency (in GMP): \$100,000.00

Contractor's Contingency Balance: -\$6,723.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$1,740,661.52

Estimated Date of Completion: January 2019

Conformance with Schedule: On Schedule

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

*Approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

January Board Meeting
December 6, 2018

Project: Jordan High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$2,896,196.50

Contractor's Contingency (in GMP): \$1000,000.00

Contractor's Contingency Balance: \$48,311.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$1,899,599.95

Estimated Date of Completion: January 2019

Conformance with Schedule: On Schedule

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

*Approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
December 6, 2018**

Project: Northside High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: \$1,113,823.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,028,576.00

Contractor's Contingency (in GMP): \$47,669.00

Contractor's Contingency Balance: \$47,669.00

Owner's Contingency: \$80,000.00

Owner's Contingency Balance: \$80,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with Schedule:

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
January Board Meeting
December 6, 2018**

Project: Shaw High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,318,552.00

Contractor's Contingency (in GMP): \$61,112.00

Contractor's Contingency Balance: \$61,112.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with Schedule:

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
December 6, 2018**

Project: Hardaway High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,651,712.00

Contractor's Contingency (in GMP): \$76,548.00

Contractor's Contingency Balance: \$76,548.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with Schedule:

Problems and Comments:

NOTE: On CM Contracts, typically there is a Contractor's Contingency included in the GMP. Changes in the Contract are charged against this Contractor's Contingency.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
December 6, 2018**

Project: Columbus High School Athletic Field Improvements

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: Renovate & Improve Athletic Fields

Architect: French & Associates

Construction Manager: Brasfield & Gorrie

Project Manager: Rexon Byrd

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,701,810.00

Contractor's Contingency (in GMP): \$78,870.00

Contractor's Contingency Balance: \$78,870.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with Schedule:

Problems and Comments:

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**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
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Project: Shaw High School Alterations and Additions

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: The program includes several additions to the existing structure which include (1) a Drama Class Room (2) a Weight Room and Wrestling Room/Activity Room (3) a Wing containing the ROTC program, and Healthcare Science Lab. Interior work includes the renovation and expansion of the Administrative/Counseling area. Partitioning of several large classrooms into 2 separate rooms, Conversion of 2 existing classrooms into Business & Computer Science Multi-Use Lab, renovation of the existing Gym Weight Room, existing ROTC Office area and general renovations to include relighting designated areas with LED, provisions for handicapped (including an accessibility elevator).

Architect: Cole-Hil, LLC; Nicole Hilton, AIA, NOMA

Construction Manager: River City Contracting, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: *\$7,223,305.00

Date of Contract: February 22, 2017

Construction Contract/GMP: \$6,556,661.00

Contractor's Contingency (in GMP): \$200,000.00

Contractor's Contingency Balance: \$27,000.00

Owner's Contingency: \$1,644.00

Owner's Contingency Balance: \$1,644.00

Work Completed to Date: 100% of interior alterations work and 33% of exterior additions work.

Estimated Date of Completion: August 2019

Conformance with Schedule: Ok

*New Budget Approved by Board February 20, 2018.

Problems and Comments:

- 1) ROTC/Healthcare Science Addition: Interior overhead mechanical/electrical/plumbing is underway.
- 2) Wrestling/Multi-purpose addition has floor slab and structural steel skeleton.
- 3) Drama addition steel skeleton has been erected. CMU is 50% complete.
- 4) The enamel steel wall panels at existing entrances are being adjusted to improve initial installation.
- 5) Georgia Power has requested trees to be clear cut (by MCSD) and an easement to allow installation of new, power feed and new underground service cable to pad mounted transformer just north of multi-purpose room addition.
- 6) CTAE has requested adjustments to new Healthcare Science classroom layout to conform to requirements of a paramedic instructional program in lieu of Hospital Care as originally designed. Architect has revised floor plan. Change in cost will be determined once revised plans are approved and finalized. GaDOE is reviewing proposed plan change. Thus far, Construction has been delayed about six weeks due to this change.
- 7) Existing parking lot lights: GA Power claims construction work damaged main conductors. Details & cost for repair are yet to be determined.

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**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
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Project: Auditorium Upgrades – Hardaway, Kendrick, Clubview

Project Delivery: Design, Bid, Build

Description of Work: Theatrical lighting and seating replacement at Hardaway & Kendrick. Seating replacement at Clubview. New carpet flooring is also being done, under separate contract, by Plant Services.

Architect: Sudhir Patel

Contractor: Seating Contractor is H.E. Hodge
Theatrical Lighting Contractor is S.M. Ellis, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$1,000,000.00

Date of Contract: April 24, 2018

Original Contract Amount: Seating/\$393,118.00
Lighting/\$447,246.00

Current Contract Amount: \$840,364.00

Owner's Contingency: \$90,000.00

Owner's Contingency Balance: \$90,000.00

Work Completed to Date: Seating: 90% Lighting: 100%

Estimated Date of Completion: October 29, 2018

Conformance with Schedule: Behind original schedule due to seating manufacturing bankruptcy and a manufacturing/shipping error. See comments below for revised completion schedule.

Problems and Comments:

- 1) Revised Seat Install Schedule:

Clubview note 2)	October 31	Installation almost complete (see
Hardaway note 2)	November 12	Installation almost complete (see
Kendrick	November 30	Installation almost complete

- 2) Manufacturer shipped non-spec-compliant arm rest and aisle end panels. Therefore the incorrect arm rest and end panels will be replaced during Christmas break.
- 3) At Hardaway, manufacturer mis-measured the space. Therefore fewer seats will fit. A credit will be issued for about 20 seats (exact shortage is yet to be determined, about \$4,000.00). This has been reviewed with the school principal.

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**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
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Project: Eddy Middle School Sanitary Sewer Repair

Project Delivery: Design, Bid, Build

Description of Work: Install new forced sewer main with lift station pump, and replace other existing sanitary sewer piping.

Architect: Engineer – Barge Design

Construction Manager: Earth-Scapes, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$381,336.00

Date of Contract: TBD

Construction Contract/GMP: \$293,336.00

Contractor's Contingency (in GMP): N/A

Contractor's Contingency Balance: N/A

Owner's Contingency: \$30,000.00

Owner's Contingency Balance: \$30,000.00

Work Completed to Date: 0

Estimated Date of Completion: TBD

Conformance with Schedule:

Problems and Comments: Contract documents are being processed/finalized/reviewed by MCSD.

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**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Kendrick High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Addition of Multi-Purpose Room including renovation of existing Weight Lifting Room, existing main sanitary sewer repair, and existing parking lot paving.

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at Kendrick of \$969,382.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$969,382.00 = \$768,535 + \$163,564.00 (parking paving) + \$37,283.00 (sanitary sewer repairs)

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$30,378.00

Owner's Contingency: \$47,727.00

Owner's Contingency Balance: \$47,727.0000

Work Completed to Date: 25%

Estimated Date of Completion: March 2019

Conformance with Schedule: Ok

Problems and Comments: Existing weight room will be closed November 19th until January 8th for re-modeling. Roof deck is being installed; should be dried in by mid-December.

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**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
January Board Meeting
December 6, 2018**

Project: Jordan High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Multi-Purpose Building Addition

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at Jordan of \$804,759.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$804,759.00

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$32,058.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$43,000.00

Work Completed to Date: 0

Estimated Date of Completion: June 15, 2019

Conformance with Schedule: Four to six weeks behind schedule due to sports field work.

Problems and Comments: Footing and foundation walls are done.

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**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT**

**January Board Meeting
December 6, 2018**

Project: Columbus High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Multi-purpose Building Addition

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at CHS of \$863,696.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$863,696.00

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$26,658.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$43,000.00

Work Completed to Date: 20%

Estimated Date of Completion: March 2019

Conformance with Schedule: Ok

Problems and Comments: Masonry wall construction is underway. Structural steel roof deck then dried-in should be done by January.

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