

**Muscogee County School District**  
**Construction Status Report**  
**February 2023**



Presented By:

Ward Odom  
Senior Director of Plant Services and Construction

Travis T. Anderson  
Chief Operations and Facilities Officer



<b>Project</b>	<b>Arnold Middle School Modernization</b>
<b>Location(s)</b>	<b>Arnold Middle School</b>
<b>Project Description</b>	The Arnold Middle School Modernization Project is designed around stripping the building back to the building 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 will be new student desks, building attached technology, kitchen equipment and a replacement gym. The site will also include an upgraded athletic field.

<b>Current Phase</b>	Pre-Construction	<b>Next Phase</b>	Construction
<b>Estimated Completion</b>	TBD	<b>Schedule Conformance</b>	Developing

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$20,785,497	1/17/2023	Owner's Original Balance	\$914,014
Adjustment			Owner's Remaining	\$914,014
<b>Total</b>	<b>\$20,785,497</b>		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

<b>MCS D Project Manager</b>	Ray Carrion	<b>Project Delivery Method</b>	Construction Management at-Risk
<b>Architect / Engineer</b>	Sudhir Patel	<b>Date of Contract</b>	11/8/2022
<b>Construction Contractor</b>	River City Contracting	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	The architect has met with numerous stakeholders to design a rough plan around the work to be performed. River City Contracting was selected as the construction manager during the October 2022 Board meeting. Scoping meetings have been set with numerous stakeholders to include the architect, construction manager, MCS D Construction Department and school administration. The outcome of these meetings refined the preliminary budget.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Columbus High School Heating, Ventilation and Air Conditioning (HVAC)</b>
<b>Location(s)</b>	<b>Columbus High School</b>
<b>Project Description</b>	Replace the HVAC equipment in buildings 5010, 5011, 5012, 5013, 5014, 5020 and 5030.

***Project Status***

<b>Current Phase</b>	Pre-Construction	<b>Next Phase</b>	Construction
<b>Estimated Completion</b>	Summer 2023	<b>Schedule Conformance</b>	Developing

***Budget***

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$6,000,000	12/12/2022	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
<b>Total</b>	<b>\$6,000,000</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

***Project Management***

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Construction Management at-Risk
<b>Architect / Engineer</b>	Peach Engineering	<b>Date of Contract</b>	9/20/2022
<b>Construction Contractor</b>	River City Contracting	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Peach Engineering has designed the initial plan and the results of the advertisement for a construction manager yielded River City Contracting as the construction manager for this project. The preliminary project budget is approved at \$6,000,000.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Columbus High School Interior and Exterior Upgrades</b>
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<b>Location(s)</b>	<b>Columbus High School</b>
<b>Project Description</b>	Renovate the interior and exterior of Columbus High School to include the exterior landscape around the school. Renovations will include the main entrance stairs, soft washing the exterior building façade, upgrading the interior front entrance and rear entrances for security. All other renovation items will be discussed with the school administration to address the needs identified in the Local Five-Year Facilities Plan.

### *Project Status*

<b>Current Phase</b>	Pre-Construction	<b>Next Phase</b>	Construction
<b>Estimated Completion</b>	Winter 23/24	<b>Schedule Conformance</b>	Developing

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$2,317,400	4/19/2021	Owner's Original Balance	\$175,000
Adjustment	\$(406,120)*	1/17/2023	Owner's Remaining	\$175,000
<b>Total</b>	<b>\$1,911,280</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

### *Project Management*

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Neal, Kendust & Murray PC Architects	<b>Date of Contract</b>	4/26/2021
<b>Construction Contractor</b>	Ben B. Gordy	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	The Construction Department has bid the project following the standard construction state procurement process. The results came in on December 6, 2022. The Board approved Ben B. Gordy Construction Company as the construction company for this project during the January 17, 2023 Board meeting. The MCS D Construction Department is working with them to develop the construction schedule.		
<b>Potential Challenges</b>	*The initial comprehensive budget included a projected amount of \$650,000 for technology. After refining the scope of the project, DIS anticipates needing less than \$200,000 for technology; however, that is still an initial projection, not a finalized budgeted amount. The revised construction budget and the anticipated technology expenses are projected to be within the original comprehensive budget amount of \$2,317,400.		
<b>Project</b>	<b>Four Classroom Addition and Renovations</b>		
<b>Location(s)</b>	<b>Mathews Elementary School</b>		

<b>Project Description</b>	2020 ESPLOST project to add four classrooms and address interior renovations as described in the Local Five-Year Facilities Plan.
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### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Winter 2022/23	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$2,685,000	4/19/2021	Owner's Original Balance	\$84,150
			Owner's Remaining	\$82,215
Adjustment	(\$917,852)	4/18/2022	Contractor's Original Balance	N/A
<b>Total</b>	<b>\$1,767,148</b>		Contractor's Remaining	N/A

### *Project Management*

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Neal, Kendust & Murray, P.C. Architects	<b>Date of Contract</b>	4/26/2021
<b>Construction Contractor</b>	Don Jones Construction	<b>Date of Contract</b>	4/19/2022
<b>Summary of Work Completed</b>	Internal renovations are substantially complete. The rough plumbing and foundation work is complete. The exterior walls to the addition have been constructed. The roof system has been installed. The exterior brick veneer has been completed. Interior work on the addition continues.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Hardaway High School Heating, Ventilation and Air Conditioning (HVAC)</b>
<b>Location(s)</b>	<b>Hardaway High School</b>

<b>Project Description</b>	Replace the HVAC equipment in buildings 5010, 5011, 5020 and 5030
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***Project Status***

<b>Current Phase</b>	Pre-Construction	<b>Next Phase</b>	Construction
<b>Estimated Completion</b>	Summer 2023	<b>Schedule Conformance</b>	Developing

***Budget***

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$6,000,000	12/12/2022	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
<b>Total</b>	<b>\$6,000,000</b>		Contractor's Remaining	N/A

***Project Management***

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Construction Management at-Risk
<b>Architect / Engineer</b>	Peach Engineering	<b>Date of Contract</b>	9/20/22
<b>Construction Contractor</b>	River City Contracting	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Peach Engineering has designed the initial plan and the results of the advertisement for a construction manager yielded River City Contracting as the construction manager for this project. The preliminary project budget is approved at \$6,000,000.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Hardaway High School Addition / Upgrade</b>
<b>Location(s)</b>	<b>Hardaway High School</b>

<b>Project Description</b>	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.
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***Project Status***

<b>Current Phase</b>	Planning	<b>Next Phase</b>	Pre-Construction
<b>Estimated Completion</b>	TBD	<b>Schedule Conformance</b>	TBD

***Budget***

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$4,000,000	1/17/2023	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
<b>Total</b>	<b>\$4,000,000</b>		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

***Project Management***

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	TBD
<b>Architect / Engineer</b>	2WR	<b>Date of Contract</b>	TBD
<b>Construction Contractor</b>	TBD	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	The MCS D Construction Department is currently working with the architect on the contract and initial scoping of the project.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Jordan Vocational High School College and Career Academy Project</b>
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<b>Location(s)</b>	<b>Jordan Vocational High School College and Career Academy</b>
<b>Project Description</b>	Reconfigure spaces to support academic change from Jordan Vocational High School to Jordan High School College and Career Academy.

***Project Status***

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Fall 2022	<b>Schedule Conformance</b>	Behind Schedule

***Budget***

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$3,000,000	6/22/2020	Owner's Original Balance	\$50,000
			Owner's Remaining	\$21,784
Adjustment	\$3,000,000	4/19/2021	Contractor's Original Balance	\$120,000
	\$1,469,000	4/19/2021		
<b>Total</b>	<b>\$7,469,000</b>		Contractor's Remaining	\$0.00

***Project Management***

<b>MCSD Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Construction Management at-Risk
<b>Architect / Engineer</b>	Hecht Burdeshaw Architects	<b>Date of Contract</b>	3/25/2020
<b>Construction Contractor</b>	Pound Construction Company	<b>Date of Contract</b>	8/18/2020
<b>Summary of Work Completed</b>	Construction for the grant-funded portion of the project is substantially complete and punch list items have been addressed. Construction on the 2020 ESPLOST funded portion of the project is substantially complete and punch list items are being addressed. Material delays moved the project behind schedule and we are now looking at Winter 22/23 completion.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Jordan Vocational High School College and Career Academy Heating, Ventilation and Air Conditioning (HVAC) Renovation</b>
<b>Location(s)</b>	<b>Jordan Vocational High School College and Career Academy</b>



<b>Project Description</b>	Replace HVAC equipment in buildings 5010, 5040, 5041 (COP#18-706-015). Additionally, replace air conditioning equipment in buildings 5020, 5021, 5030, 5031 (COP#23-706-014).
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### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Summer 2022	<b>Schedule Conformance</b>	Behind Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$6,319,000	12/14/2020	Owner's Original Balance	\$530,000
Adjustment			Owner's Remaining	\$431,673
<b>Total</b>	<b>\$6,319,000</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

### *Project Management*

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Construction Management at-Risk
<b>Architect / Engineer</b>	Hecht Burdeshaw Architects	<b>Date of Contract</b>	12/12/2020
<b>Construction Contractor</b>	Pound Construction Company	<b>Date of Contract</b>	8/21/2021
<b>Summary of Work Completed</b>	The HVAC project is substantially complete; however, we are waiting on certain parts to come in to complete the project. Testing and balancing of the HVAC system continues. HVAC is operating and conditioning the building appropriately, but delayed parts for centralized controls have put the project behind schedule. The new expected completion is Winter 22/23.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Kendrick High School Addition / Upgrade</b>
<b>Location(s)</b>	<b>Kendrick High School</b>
<b>Project Description</b>	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*

<b>Current Phase</b>	Planning	<b>Next Phase</b>	Pre-Construction
<b>Estimated Completion</b>	TBD	<b>Schedule Conformance</b>	TBD

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$4,000,000	1/17/2023	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
<b>Total</b>	<b>\$4,000,000</b>		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

### *Project Management*

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	TBD
<b>Architect / Engineer</b>	2WR	<b>Date of Contract</b>	TBD
<b>Construction Contractor</b>	TBD	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	The MCS D Construction Department is currently working with the architect on the contract and initial scoping of the project.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Middle School Fields Upgrades Phase II</b>
<b>Location(s)</b>	<b>Eddy, Richards and Veterans</b>
<b>Project Description</b>	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

<b>Current Phase</b>	Planning	<b>Next Phase</b>	Pre-Construction
<b>Estimated Completion</b>	Fall 2023	<b>Schedule Conformance</b>	Developing

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
<b>Original Board Approved</b>	TBD	TBD	<b>Owner's Original Balance</b>	TBD
			<b>Owner's Remaining</b>	TBD
<b>Adjustment</b>			<b>Contractor's Original Balance</b>	N/A
<b>Total</b>		<b>TBD</b>	<b>Contractor's Remaining</b>	N/A

<b>MCS D Project Manager</b>	Jeff Battles	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Moon Meeks & Associates	<b>Date of Contract</b>	TBD
<b>Construction Contractor</b>	TBD	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Currently in the Design Phase. The project is planned to be advertised in early 2023.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Middle School Fields Upgrades Phase III</b>
<b>Location(s)</b>	<b>Arron Cohn, Blackmon Road and Double Churches</b>
<b>Project Description</b>	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

<b>Current Phase</b>	Planning	<b>Next Phase</b>	Pre-Construction
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<b>Estimated Completion</b>	Fall 2023	<b>Schedule Conformance</b>	Developing
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<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	TBD	TBD	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
<b>Total</b>		<b>TBD</b>	Contractor's Remaining	N/A

<b>MCS D Project Manager</b>	Jeff Battles	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	EMC Engineering	<b>Date of Contract</b>	TBD
<b>Construction Contractor</b>	TBD	<b>Date of Contract</b>	TBD
<b>Summary of Work Completed</b>	Currently in the Design Phase. The project is planned to be advertised in early 2023.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>New Elementary School #8</b>
<b>Location(s)</b>	<b>Dawson Elementary Property along Kennedy Street</b>
<b>Project Description</b>	Consolidate Dawson and St. Mary's Elementary School.

*Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Summer 2024	<b>Schedule Conformance</b>	On Schedule

***B u d g e t***

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$25,000,000	4/19/2021	Owner's Original Balance	\$1,922,500
			Owner's Remaining	\$1,874,164
Adjustment	\$12,890,500	5/26/2022	Contractor's Original Balance	\$1,300,000
<b>Total</b>	<b>\$37,890,500</b>		Contractor's Remaining	\$1,113,253

***P r o j e c t M a n a g e m e n t***

<b>MCS D Project Manager</b>	Raymond Carrion	<b>Project Delivery Method</b>	Design-Bid-Build
<b>Architect / Engineer</b>	Hecht Burdeshaw Architects, Inc.	<b>Date of Contract</b>	4/27/2021
<b>Construction Contractor</b>	Freeman & Associates	<b>Date of Contract</b>	5/27/2022
<b>Summary of Work Completed</b>	Site work continues to include de-watering of the site. The front building footers continue to be poured. Underground water retention structures continue to be installed.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Odiss Spencer Stadium System-Wide Multi-Sport Athletic Complex</b>
<b>Location(s)</b>	<b>4100 Cusseta Road, Columbus, Georgia 31903</b>
<b>Project Description</b>	The system-wide multi-sport athletic complex that includes the Odiss Spencer Stadium is being developed on 38 +/- acres of property to accommodate 6000 + spectators, following GHSA standards. The multi-sport athletic complex is designed for events that include football, flag

football, lacrosse, soccer and other district events. The site also includes five tennis courts and amenities.

### *Project Status*

<b>Current Phase</b>	Construction	<b>Next Phase</b>	Post Construction
<b>Estimated Completion</b>	Fall 2022	<b>Schedule Conformance</b>	On Schedule

### *Budget*

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$25,500,000	7/20/2020	Owner's Original Balance	\$225,000
			Owner's Remaining	\$28,843
Adjustment	\$1,799,000	3/15/2021	Contractor's Original Balance	\$334,099
	\$310,000	12/13/2021		
<b>Total</b>	<b>\$27,609,000</b>		Contractor's Remaining	\$0

### *Project Management*

<b>MCSD Project Manager</b>	Jeff Battles and Raymond Carrion	<b>Project Delivery Method</b>	Construction Management at-Risk
<b>Architect / Engineer</b>	spArchitect	<b>Date of Contract</b>	7/21/2020
<b>Construction Contractor</b>	Freeman & Associates	<b>Date of Contract</b>	8/18/2020
<b>Summary of Work Completed</b>	Construction is substantially complete. The elevator remains delayed. The stairs will be used until the elevator is installed. Punch list items continue to be addressed by the construction company.		
<b>Potential Challenges</b>			

<b>Project</b>	<b>Secure Vestibules</b>
<b>Location(s)</b>	<b>Various Locations</b>
<b>Project Description</b>	Evaluate school entrances that do not have a secure vestibule and then create simple drawings of the scope or work for each location.

### *Project Status*

<b>Current Phase</b>	Planning	<b>Next Phase</b>	Pre-Construction
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Estimated Completion	TBD	Schedule Conformance	TBD
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***B u d g e t***

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$100,000	1/17/2023	Owner's Original Balance	N/A
Adjustment			Owner's Remaining	N/A
<b>Total</b>	<b>\$100,000</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

***P r o j e c t M a n a g e m e n t***

MCSD Project Manager	Raymond Carrion	Project Delivery Method	TBD
Architect / Engineer	2WR	Date of Contract	TBD
Construction Contractor		Date of Contract	
Summary of Work Completed	Currently working with the architect on the contract for this work.		
Potential Challenges			

<b>Project</b>	<b>Wynnton Arts Academy Roofing</b>
<b>Location(s)</b>	<b>Wynnton Arts Academy</b>
<b>Project Description</b>	Re-Roof Wynnton Arts Academy.

***P r o j e c t S t a t u s***

Current Phase	Planning	Next Phase	Pre-Construction
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Estimated Completion	TBD	Schedule Conformance	TBD
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***B u d g e t***

<b>Amount</b>		<b>Date of Board Approval</b>	<b>Contingency</b>	
Original Board Approved	\$834,315	1/17/2023	Owner's Original Balance	\$76,000
Adjustment			Owner's Remaining	\$76,000
<b>Total</b>	<b>\$834,315</b>		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

***P r o j e c t M a n a g e m e n t***

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Engineering Systems Inc.	Date of Contract	TBD
Construction Contractor	Gordian	Date of Contract	TBD
Summary of Work Completed	Currently working with the construction contractor on the project contract and project schedule.		
Potential Challenges			



# WE THANK YOU,

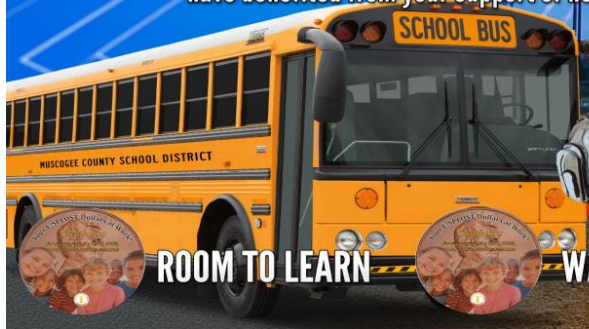
Community members of Muscogee County, for your votes approving the 1%

## EDUCATION ESPLOST

Special Purpose Local Option Sales Tax

In 1997, 2003, 2009, 2015 & 2020.

The students, principals, faculties, administration, staff and community  
have benefited from your support of new schools, classrooms, technology and buses.



ROOM TO LEARN

WAYS TO LEARN

SUPPORT TO LEARN