

Muscogee County School District
Construction Status Report
August 2022



Presented By:

Ward Odom
Senior Director of Plant Services and Construction

Travis T. Anderson
Chief Operations and Facilities Officer



Project	Columbus High School Interior and Exterior Upgrades
Location(s)	Columbus High School
Project Description	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

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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,317,400	4/19/2021	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
Total	\$2,317,400		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray PC Architects	Date of Contract	4/26/2021
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	The Construction Department is evaluating the estimated budget that aligns with construction documents from the architect prior to the bidding process. The budget includes the landscape around Columbus High School. Stakeholder engagement around the landscape is underway, but not completed. Documenting existing landscape through video is underway.		
Potential Challenges	<p>The Construction Department is actively involved in an improvement project on the campus of Columbus High School. This project will include pruning of trees and the potential removal of several trees on campus. The following rationales are used to determine if a tree is eligible for removal:</p> <ol style="list-style-type: none"> 1. Diseased – based on a landscape architect's evaluation, trees exhibiting illness or disease which cannot be easily rectified 2. Dead – based on a landscape architect's evaluation, trees determined to be dead 		

3. Beyond its life expectancy – based on a landscape architect’s evaluation, trees which have lived beyond their anticipated life expectancy per its species
4. Safety Issues – based on an assessment of impact on students, staff, or property

Our landscape architect is actively evaluating trees and marking them in accordance with the above-stated rationales. Once the full evaluation is complete, the landscape architect will present findings to the Construction Department. The findings will be reviewed and discussed with key community stakeholders, to include Trees Columbus.

This process aligns with best practices for managing property (commercial and residential). Occasionally, trees must be removed to support the needs of the overall asset and prevent future damage. The Construction Department has received a full report from the landscape architect. The Construction Department will now start engaging community stakeholders to discuss the landscape options.

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

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,000,000	6/22/2020	Owner's Original Balance	\$50,000
Adjustment	\$3,000,000	4/19/2021	Owner's Remaining	\$182,024
	\$1,469,000	4/19/2021	Contractor's Original Balance	\$120,000
Total	\$7,469,000		Contractor's Remaining	\$2,349.33

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect / Engineer	Hecht Burdeshaw Architects	Date of Contract	3/25/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/18/2020
Summary of Work Completed	<p>Construction for the grant-funded portion of the project is substantially complete and punch list items are being addressed. Construction on the 2020 ESPLOST funded portion of the project is underway. The site is being prepared to receive staff and students for the 22/23 School Year. Construction will continue on a modified schedule to limit disruption to the school day. The project remains on schedule.</p> <p>Adjusted owner's and contractor's contingency to reflect the 2020 ESPLOST enhancements and renovations.</p>		
Potential Challenges	Delays in shipping and receiving of material and equipment.		

Project	Jordan Vocational High School College and Career Academy Heating, Ventilation and Air Conditioning (HVAC) Renovation
Location(s)	Jordan Vocational High School College and Career Academy
Project Description	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-XXX).

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$6,319,000	12/14/2020	Owner's Original Balance	\$530,000
Adjustment			Owner's Remaining	\$466,170
Total	\$6,319,000		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

MCS D Project Manager	Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect	Hecht Burdeshaw Architects	Date of Contract	12/12/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/21/2021
Summary of Work Completed	HVAC equipment is being installed in multiple buildings on campus as the equipment arrives onsite.		
Potential Challenges	Potential delays in shipping and receiving of material and equipment.		

Project	Four Classroom Addition and Renovations
Location(s)	Mathews Elementary School
Project Description	2020 ESPLOST project to add four classrooms and address interior renovations as described in the Local Five-Year Facilities Plan.

Project Status

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

Budget

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

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray, P.C. Architects	Date of Contract	4/26/2021
Construction Contractor	Don Jones Construction	Date of Contract	4/19/2022
Summary of Work Completed	Internal renovations have begun. Site work has begun on the addition site.		
Potential Challenges	Potential weather delays now that the site work is underway.		

Project	Middle School Fields Upgrades Phase One
Location(s)	Baker, East Columbus and Rothschild Middle School
Project Description	2020 ESPLOST field renovation project to include, but not limited to, new scoreboards, goalposts, soccer goals, bleachers, and grading.

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	Behind Schedule

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$998,175	4/19/2021	Owner's Original Balance	\$34,500
			Owner's Remaining	\$21,873
Adjustment	\$444,752	2/22/2022	Contractor's Original Balance	N/A
Total	\$1,442,927		Contractor's Remaining	N/A

MCSD Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	ECM	Date of Contract	5/3/2021
Construction Contractor	Freeman & Associates	Date of Contract	3/3/2022
Summary of Work Completed	Baker and East Columbus Middle Schools are receiving sod. Rothschild Middle School's side walks are formed up and ready to receive concrete. All Three schools have their new exterior bleachers and bleacher pads. The Construction Department is moving this project to behind schedule because the sod has not rooted to accept activities on it by the first day of school (August 8, 2022). The project is expected to be back on schedule by August 23, 2022. Students at all three schools will have athletic practices in alternate locations while the sod takes root.		
Potential Challenges	Potential weather delays.		

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

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2024	Schedule Conformance	On Schedule

Budget

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

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Hecht Burdeshaw Architects, Inc.	Date of Contract	4/27/2021
Construction Contractor	Freeman & Associates	Date of Contract	5/27/2022
Summary of Work Completed	The heavy equipment has been mobilized and silt fence is being installed. Property clearing has begun and the Construction Department is still planning the ground-breaking ceremony.		
Potential Challenges			

Project	Odus Spencer Stadium System-Wide Multi-Sport Athletic Complex
Location(s)	4100 Cusseta Road, Columbus, Georgia 31903
Project Description	The system-wide multi-sport athletic complex that includes the Odus 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

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Fall 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$25,500,000	7/20/2020	Owner's Original Balance	\$225,000
Adjustment	\$1,799,000	3/15/2021	Owner's Remaining	\$36,428
	\$310,000	12/13/2021	Contractor's Original Balance	\$334,099
Total	\$27,609,000		Contractor's Remaining	\$0

Project Management

MCS D Project Manager	Jeff Battles and Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect / Engineer	spArchitect	Date of Contract	7/21/2020
Construction Contractor	Freeman & Associates	Date of Contract	8/18/2020
Summary of Work Completed	Construction is 90% complete.		
Potential Challenges	Potential weather delays.		

Project	Summer Upgrade Projects
Location(s)	Brewer (BRW), J.D. Davis (DVS), Key (KEY), Lonnie Jackson Academy (LJA) and Rothschilds Leadership Academy (RTH)
Project Description	Upgrades to Brewer, J.D. Davis, Key, Lonnie Jackson Academy and Rothschild Leadership Academy

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	Behind Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,400,000	1/18/2022	Owner's Original Balance	\$300,000
Adjustment			Owner's Remaining	\$300,000
Total	\$2,400,000		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

MCS D Project Manager	Raymond Carrion	Project Delivery Method	Construction Manager-at-Risk
Architect	Barnes & Gibson Partners Architects, LLC	Date of Contract	3/24/2022
Construction Contractor	Ben B. Gordy – LJA & RTH River City – KEY, BRW & DVS	Date of Contract	5/17/2022 4/19/2022
Summary of Work Completed	All locations have received upgrade work which includes painting, flooring and ceiling tile work. Brewer and J.D. Davis received new gym flooring. By the end of the project, each site will have a secure vestibule, work will continue after the school year starts. The delays in materials for the secure vestibules caused the schedule to fall behind. Once we receive the material, the projects will be completed. These delays do not affect instruction time of the students.		
Potential Challenges	Potential material delays.		

	Weight Room Expansions
Location(s)	Carver, Columbus and Northside High School
Project Description	Increasing the size and layout of the weight rooms at Carver, Columbus and Northside High School.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$990,000	12/14/2020	Owner's Original Balance	\$100,000
Adjustment	\$378,000	8/16/2021	Owner's Remaining	\$47,555
Total	\$1,368,000		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

Project Management

MCSD Project Manager	Jeff Battles and Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray	Date of Contract	1/8/2021
Construction Contractor	Thayer-Bray Construction, LLC	Date of Contract	8/17/2021
Summary of Work Completed	The punch list items are being completed for Carver, Columbus and Northside High Schools. Construction is 95% complete. The remaining 5% are identified issues on the punch list and change orders. The rooms will be available for use on August 8, 2022.		
Potential Challenges	Potential material delays for punch list items.		

Project	Veterans Band Room Expansion and Renovations
Location(s)	Veterans Memorial Middle School
Project Description	Enlarging the existing Veterans Band Room and renovating interior as defined in the Local Five-Year Facilities Plan.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,563,000	4/19/2021	Owner's Original Balance	\$56,000
Adjustment			Owner's Remaining	\$36,362
Total	\$1,563,000		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect	Barnes & Gibson Partners Architects, LLC	Date of Contract	4/23/2021
Construction Contractor	Ben B. Gordy Construction Co., Inc.	Date of Contract	8/17/2021
Summary of Work Completed	Construction continues and is 95% complete. The remaining 5% is items identified on the punch list and added scope. The rooms will be available for use on August 8, 2022.		
Potential Challenges			

WE THANK YOU,

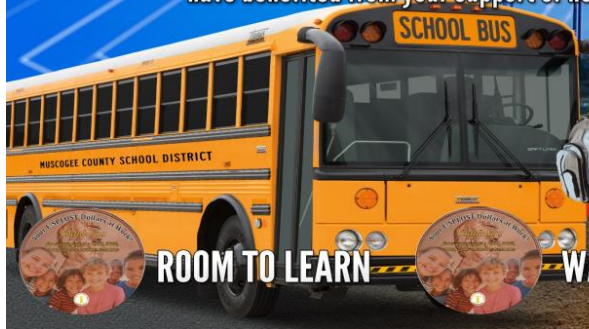
Community members of Muscogee County, for your votes approving the 1%

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