

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
May Board Meeting**

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: \$3,524,284.00

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

Contractor's Contingency Balance: \$15,968.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$74,000.00

Work Completed to Date: \$3,355,699.54

Estimated Date of Completion: June 2019

Conformance with Schedule: Rain & Weather delays of Approx. 60 days

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
May Board Meeting**

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: \$2,914,716.00

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

Contractor's Contingency Balance: \$4,632.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$2,795,996.60

Estimated Date of Completion: March 2019

Conformance with Schedule: Rain & Weather delays of approx. 60 days

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
May Board Meeting**

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: \$30,688.00

Owner's Contingency: \$80,000.00

Owner's Contingency Balance: \$80,000.00

Work Completed to Date: \$90,476.99

Estimated Date of Completion: July 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.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
May Board Meeting**

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: \$1,318,652.00

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

Contractor's Contingency Balance: \$91,534.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$778,271.10

Estimated Date of Completion: June 2019

Conformance with Schedule: Rain & weather delays of approx. 40 days

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
May Board Meeting**

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): \$135,636.00

Contractor's Contingency Balance: \$135,636.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$99,502.49

Estimated Date of Completion: September 2019

Conformance with Schedule: Rain & weather delays of about 40 days

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
May Board Meeting**

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): \$100,000.00

Contractor's Contingency Balance: \$100,000.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$470,038.52

Estimated Date of Completion: July 2019

Conformance with Schedule: Rain & weather delays of approx. 60 days

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
May Board Meeting**

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: \$16,071.51

Owner's Contingency: \$1,644.00

Owner's Contingency Balance: \$1,644.00

Work Completed to Date: 100% of interior alterations work and 55% 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: Work remaining: Exterior fine grading, landscape and sidewalks.
- 2) Wrestling/Multi-purpose addition. Work remaining: elevator installation, brick veneer, mech., lighting & low-voltage, interior floor & walls & ceiling finishes. Exterior fine grading and landscaping.
- 3) Drama addition CMU is complete. Work remaining: chair lift installation, interior floor & walls & ceiling finishes. Exterior fine grading & landscaping.

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
May Board Meeting**

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: May 15, 2019 (Revised Date)

Conformance with Schedule: Behind original schedule due to seating manufacturing bankruptcy and manufacturing/shipping errors.

Problems and Comments:

1. Hardaway: Three aisle end panels need to be changed.
2. Clubview Seating: Row and seat numbers needed. A couple of seats were reordered.
3. Kendrick: One seat needs back replaced and all floor fasteners need to be checked that they are tight.

4. The quantity of seats installed needs to be double checked and compared to the quantity of seats specified.
5. Contractor is returning to complete punch list and repair on Friday, March 29, 2019.

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.

**COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
May Board Meeting**

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: 12/21/2018

Construction Contract/GMP: \$309,101.00

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

Contractor's Contingency Balance: N/A

Owner's Contingency: \$30,000.00

Owner's Contingency Balance: \$14,235.00

Work Completed to Date: 40%

Estimated Date of Completion: June 30, 2019

Conformance with Schedule: OK

Problems and Comments:

Contractor worked over spring break and then will complete the project over the summer. He will coordinate with the principal during the standardized testing in April.

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
May Board Meeting**

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: \$995,282.03 = \$768,535 + \$163,564.00 (parking paving) + \$37,283.00 (sanitary sewer repairs) + \$25,902.03 (change order #3; P.A. upgrade, dumpster work, add fire hydrant, repair existing building duct detectors)

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

Contractor's Contingency Balance: \$0

Owner's Contingency: \$47,727.00

Owner's Contingency Balance: \$21,824.97

Work Completed to Date: 100%

Estimated Date of Completion: March 2019

Conformance with Schedule: Ok

Problems and Comments: A change order is pending for additional security lighting (+/- \$1,600.00 from owner's contingency) and an amplifier sound system for cheerleading

practice (+/- \$4,000.00 from Owner's Contingency): Wrestling mat installation scheduled for early in June. Final closeout documents are needed.

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
May Board Meeting**

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: \$863,697.00

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

Contractor's Contingency Balance: \$17,912.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$43,000.00

Work Completed to Date: 98%

Estimated Date of Completion: April 2019

Conformance with Schedule: Ok

Problems and Comments: Wrestling mat installation is scheduled for early June. A change order is pending for added fence and added sound system. Final closeout documents are also needed.

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
May Board Meeting**

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: \$833,097.81

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

Contractor's Contingency Balance: \$0

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$17,962.00

Work Completed to Date: 62%

Estimated Date of Completion: July 15, 2019

Conformance with Schedule:

Problems and Comments: A change is being studied to repave the adjacent existing parking lot. Change order is pending for added fence and added sound system.

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
May Board Meeting**

Project: Columbus High School Auditorium Upgrades.

Project Delivery: Construction Manager

Description of Work: Description of work: Renovate auditorium and upgrade as follows: new carpet, new seating, replace theatrical lighting, construct a sound and lighting booth, replace window drapery and stage curtains, provide acoustical wall panels, modify all exit doors for ADA.

Architect: Hecht Burdeshaw, Architects, Inc.

Construction Manager: Pound Construction Co.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$600,000.00

Date of Contract: March 19th, 2019

Construction Contract/GMP: Current estimate: \$624,848.00 (see comments below for additional information)

Contractor's Contingency (in GMP): \$10,000.00

Contractor's Contingency Balance: \$10,000.00

Owner's Contingency: \$20,000.00

Owner's Contingency Balance: \$20,000.00

Work Completed to Date: Removal of existing seats and carpet. Initial layout of stage extension. Long lead item seats have been ordered

Estimated Date of Completion: July 31, 2019

Conformance with Schedule: OK

Problems and Comments: Project was approved at Oct. 2018 Board Meeting. The architect anticipates construction budget will need to be increased and is calculating

amount recommendation. The existing auditorium sub-floor wood has dry rot and extensive corrections/repairs are needed.

We have ordered long lead items to substantially complete work over the summer break.

Once the entire carpet was removed for further investigation, it has been determined that the damage is less than previously imagined. Therefore, the revised cost estimate for the needed subfloor repair is \$30,000.00; \$20,000 less than the previous estimate. Due to the current cost estimate for theatrical lighting, AV, and curtains (\$274,000), we are seeking alternatives to provide compatible equipment and installation at a lower cost.

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.