

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December 2021 Board Meeting**

Project: Columbus High School Exterior Upgrades

Project Delivery: Design-Bid-Build

Description of Work: Upgrade exterior landscaped median on school property along Cherokee Ave. and along 17th Street. Renovate main entrance stairs from Cherokee Ave. to main front door. Pressure wash building exterior façade. Upgrade interior front entrance hall for security. Provide exit code compliant security locking Hardware at iron gates to courtyards and other items as may be determined during initial meetings.

Architect: Neal, Kendust & Murray PC Architects

Construction Contractor: TBD

Project Manager: Raymond Carrion

Total Board Approved Budget: \$2,317,400 (4-19-21 Board-approved)

Date of Contract: 01-08-2021 (Architect Contract)

Construction Contract/GMP: TBD

Contractor's Contingency (in GMP): TBD

Contractor's Contingency Balance: TBD

Owner's Contingency: TBD

Owner's Contingency Balance: TBD

Work Completed to Date: Topographic site survey and tree survey and schematic plan.

Estimated Date of Completion: 8-30-2022

Conformance with Schedule: Originally planned to be completed in January 2022. Delayed due to MCSD 2020 ESPLOST cash flow analysis/planning of January 2021 with CFO.

Problems and Comments:

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
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Project: Columbus Museum

Project Delivery: Construction Management At-Risk

Description of Work: Alterations and Additions

Architect: Perkins & Will

Construction Manager: Freeman & Associates

Project Manager: Ray Carrion

Total Board Approved Budget: TBD

Date of Contract: 1-10-2020 (Construction Contract)

Construction Contract/GMP: Partial GMP for Collection Storage =\$1,014,663 (7-19-2021 Board-approved)

Contractor's Contingency (in Collection Storage GMP): \$45,764

Contractor's Contingency Balance: \$32,271

Owner's Contingency: TBD

Owner's Contingency Balance: TBD

Work Completed to Date: 99.8% of design and construction documents have been done.

Estimated Date of Completion: 10-23-2023 for entire project; 2-1-2022 for Collection Storage

Conformance with Schedule: OK

Problems and Comments:

NOTE: Pending Change Order: \$9,715 for flooring charges and \$2,063 for roof-drain elbow replacement.

CONSTRUCTION STATUS REPORT

December 2021 Board Meeting

Project: Hannan Elementary School and Kendrick High School HVAC Replacements

Project Delivery: Construction Management At-Risk

Description of Work: Replace HVAC equipment at Hannan ES and Kendrick HS

Engineer: Peach Engineering

Construction Manager: River City Contracting

Project Manager: Raymond Carrion

Total Board Approved Budget: \$6,087,020 (9-13-2021 Board-approved)

Date of Contract: 7-22-2021 (Construction Contract)

Construction Contract/GMP: \$5,515,710

Contractor's Contingency (in GMP): \$50,000

Contractor's Contingency Balance: \$50,000

Owner's Contingency: \$120,000

Owner's Contingency Balance: \$120,000

Work Completed to Date: Equipment has been ordered.

Estimated Date of Completion: 2-11-2022

Conformance with Schedule: OK

Problems and Comments: Equipment order placed ASAP after fully executed construction contract was delivered to CM. Distributor has scheduled delivery for December. However, due to COVID, the schedules from manufacturers have not been reliable.

We have met with principals and are coordinating the work schedule.

NOTE: Corrections made to board approval budget and construction contract previously reported in error. Current numbers reflect correct amounts.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Jordan High School ADA Parking

Project Delivery: Design-Bid-Build

Description of Work: Handicap accessible parking for ball field/15 parking spaces

Architect: French & Associates Landscape Architects

Contractor: Warr Grading

Project Manager: Raymond Carrion

Total Board-Approved Budget: \$200,833 (\$191,533 8-16-2021 Board-approved + \$9,333 11-15-2021 Board approved)

Date of Contract: 8-17-2021 (Construction Contract)

Construction Contract: \$180,033

Owner's Contingency Budget: \$2,500

Owner's Contingency Balance: \$2,500

Work Completed to Date: 50%

Estimated Date of Completion: 12-20-2021

Conformance with Schedule: OK

Problems and Comments: Subgrade soil problems required an additional \$9,333 (11-15-2021 Board-approved).

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Jordan College and Career Academy

Project: Delivery: Construction Management At-Risk

Description of Work: Reconfigure spaces to support academic change to College and Career Academy (CCA).

Architect: Hecht Burdeshaw Architects

Contractor: Pound Construction Company

Project Manager: Raymond Carrion

Total Board Approved Budget: \$6,000,000
\$3,000,000 for Jordan CCA/TCSD grant (6-8-2020 Board-approved), plus
\$3,000,000 for enhancements/2020 ESPLOST (7-19-2020 Board-approved)

Date of Contract: 8/18/2020 (Construction Contract)

Construction Contract/GMP: \$3,145,475

Contractor's Contingency (in GMP): \$120,000

Contractor's Contingency Balance: \$66,719

Owner's Contingency Budget: \$148,643

Owner's Contingency Balance: \$148,643

Work Completed to Date: Construction 85% complete (for Phase 1).

Estimated Date of Completion: August 2022 (Including the Healthcare Science/Lab Addition/Phase 2, for which construction documents are nearing completion.)

Conformance with Schedule: OK

Problems and Comments:

NOTE: Change Order#1 \$247,517.96 (6-21-2021 Board-approved) and Change Order #2 \$223,642.45 (7-19-21 Board-approved) increased the GMP for the Jordan CCA part by a total of \$471,160.41 to \$3,145,475.44.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Jordan High School
HVAC Bldg 5010, 5040, 5041: COP#18-706-015

Project: Delivery: Construction Management At-Risk

Description of Work: Replace Air Conditioning Equipment

Architect: Hecht Burdeshaw Architects

Construction Manager/Contractor: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$5,405,000 (12-14-2020 Board-approved revised budget)

Date of Contract: 8-21-2021 (Construction Contract)

Construction Contract/GMP: \$3,801,277

Contractor's Contingency (in GMP): \$0

Contractor's Contingency Balance: \$0

Owner's Contingency Budget: \$460,000

Owner's Contingency Balance: \$407,840

Work Completed to Date: All equipment is ordered; 22% has been delivered.

Estimated Date of Completion: March 2022

Conformance with Schedule: OK

Problems and Comments:

NOTE: Change Order#1 \$35,523.16 and Change Order #2 \$16,636.79 increased the GMP by \$52,159.95 to \$3,801,277.42.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Mathews Elementary School Cooler/Freezer (COP#18-706-009)

Project Delivery: Design-Bid-Build

Description of Work: Replace existing cooler/freezer

Architect: Neal, Kendust & Murray P.C. Architects

Construction Contractor: Ben B. Gordy Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$118,900 (6-21-2021 Board-approved)

Date of Contract: 6-22-2021 (Construction Contract)

Construction Contract/GMP: \$99,900

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

Contractor's Contingency Balance: N/A

Owner's Contingency: \$10,000

Owner's Contingency Balance: \$10,000

Work Completed to Date: Equipment has been ordered. Delivery expectation 12-13-2021.

Estimated Date of Completion: 12-20-2021 (substantial completion)

Conformance with Schedule: OK

Problems and Comments: Current equipment delivery is scheduled for 12-13-2021.

NOTE: It has been determined that additional 2.5"-thick concrete slab will be required and will be in a future change order.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Mathews ES 4-Classroom Addition and Renovations

Project Delivery: Design-Bid-Build

Description of Work: 2020 ESPLOST project to add four (4) classrooms, and do other renovations, including gang toilet upgrades.

Architect: Neal, Kendust & Murray, P.C. Architects

Construction Contractor: TBD

Project Manager: Raymond Carrion

Total Board Approved Budget: \$1,500,000 4-CR Addition+\$1,185,000 Renovation=\$2,685,000 (4-19-21 Board-approved)

Date of Contract: TBD

Construction Contract/GMP: TBD

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

Contractor's Contingency Balance: N/A

Owner's Contingency: \$240,000 4-CR Addition+ \$77,000 Renovation = \$317,000

Owner's Contingency Balance: \$317,000

Work Completed to Date: Architects have completed drawings.

Estimated Date of Completion: 6-30-2022

Conformance with Schedule: OK

Problems and Comments: GaDOE is reviewing "Site Application".

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: New Elementary School (Dawson ES Replacement)

Project Delivery: Design-Bid-Build

Description of Work: New Elementary School

Architect: Hecht Burdeshaw Architects, Inc.

Construction Contractor: TBD

Project Manager: Raymond Carrion and Ward Odom

Total Board Approved Budget: \$25,000,000 (4-19-21 Board-approved)

Date of Contract: 3-5-2021 (Architect/Contract)

Construction Contract/GMP: TBD

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

Contractor's Contingency Balance: N/A

Owner's Contingency: \$2,000,000

Owner's Contingency Balance: \$2,000,000

Work Completed to Date: Design development construction documents are 95% complete and have been sent to GADOE for review.

Estimated Date of Completion: July 2023

Conformance with Schedule: OK

Problems and Comments: GaDOE is reviewing "Site Applications" and 95% check-set of construction documents.

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Odis Spencer Stadium

Project: Delivery: Construction Manager At-Risk (approved 7/17/2020)

Description of Work: 7,000+/- seat stadium for football and soccer with artificial turf field. Ancillary spaces; restrooms, concessions, press box, field house, ticket booths; will be part of this project: in addition to score boards, 5 tennis courts, bleachers, sidewalks, and paved parking (approximately 800 spaces).

Architect: spArchitect and French & Associates

Contractor: Freeman & Associates

Project Manager: Raymond Carrion and Jeff Battles

Total Board Approved Budget: \$27,299,000

Date of Contract: 8-18-2020 (Construction Contract)

Construction Contract/GMP: \$24,943,749 (after 6-21-2021 Board-approved CO#7)

Contractor's Contingency (in GMP): \$334,099

Contractor's Contingency Balance: \$0

Owner's Contingency Budget: \$258,670

Owner's Contingency Balance: \$\$113,485.44 (after 6-21-2021 Board-approved CO#7)

Work Completed to Date: Construction is 45% complete.

Estimated Date of Completion: September 2022

Conformance with Schedule: OK

Problems and Comments:

NOTE: Change Order #6 \$137,545.04 (6-21-21 Board approved) and Change Order #7 \$7,203.77, using contingency increased the GMP by \$144,748.81 to \$24,943.748.81.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Weight Room expansions at Carver, Columbus, and Northside High Schools

Project Delivery: Design-Bid-Build

Description of Work: Building additions to existing Weight Rooms

Architect: Neal Kendust & Murray

Contractor: Thayer-Bray Construction, LLC

Project Manager: Raymond Carrion and Jeff Battles

Total Board-Approved Budget: \$1,368,000 (August 16, 2021 Board-approved)

Date of Contract: 8-17-2021 (Construction Contract)

Construction Contract/GMP: \$1,073,233

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

Contractor's Contingency Balance: N/A

Owner's Contingency Budget: \$100,000

Owner's Contingency Balance: \$96,767 (after Changer Order #1)

Work Completed to Date: 15%

Estimated Date of Completion: 2-22, 2022, Carver HS; 3-15-2022 Columbus HS;
4-14-2022 Northside HS

Conformance with Schedule: OK

Problems and Comments: Site work started 11-15-2021 at Carver and Columbus HS, and is soon to begin at Northside HS. Foundations are done at Carver and Columbus High School.

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Veterans Memorial Middle School Band RM Expansions

Project Delivery: Design-Bid-Build

Description of Work: Band Room Addition

Architect: Barnes & Gibson Partners Architects, LLC

Contractor: Ben B. Gordy Construction Co., Inc.

Project Manager: Raymond Carrion

Total Board-Approved Budget: \$1,563,000 (4-19-2021 Board-approved)

Date of Contract: 8-17-2021(Construction Contract)

Construction Contract: \$635,532

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

Contractor's Contingency Balance: N/A

Owner's Contingency Budget: \$56,000

Owner's Contingency Balance: \$56,000

Work Completed to Date: Shop drawings and materials are ordered.

Estimated Date of Completion: 3-17-2022

Conformance with Schedule: OK

Problems and Comments: Construction on site started on 11-10-2021.

NOTE: