

Muscogee County School District
Construction Status Report
March 2023



Presented By:

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Project	Arnold Middle School Modernization
Location(s)	Arnold Middle School
Project Description	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.

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	TBD	Schedule Conformance	Developing

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

MCS D Project Manager	Ray Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Sudhir Patel	Date of Contract	11/8/2022
Construction Contractor	River City Contracting	Date of Contract	TBD
Summary of Work Completed	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. The initial set of Design / Development drawings will go to the state department for approval.		
Potential Challenges			

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

Project Status

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Summer 2023	Schedule Conformance	Developing

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$6,000,000	12/12/2022	Owner's Original Balance	\$57,500
			Owner's Remaining	\$57,500
Adjustment	\$2,158,914.55	2/21/2023	Contractor's Original Balance	N/A
Total	\$8,158,914.55		Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	9/20/2022
Construction Contractor	River City Contracting	Date of Contract	TBD
Summary of Work Completed	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. After the bidding process was completed, additional funds were needed and the Board approved those additional funds during the February 21, 2023 Board meeting.		
Potential Challenges			

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	Pre-Construction	Next Phase	Construction
Estimated Completion	Winter 23/24	Schedule Conformance	Developing

Budget

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

Project Management

MCS D 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	Ben B. Gordy	Date of Contract	TBD
Summary of Work Completed	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.		
Potential Challenges			

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
Adjustment	(\$917,852)	4/18/2022	Owner's Remaining	\$82,215
	\$109,395	10/14/2022	Contractor's Original Balance	N/A
Total	\$1,876,543		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 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.		
Potential Challenges			

Project	Hardaway High School Heating, Ventilation and Air Conditioning (HVAC)
Location(s)	Hardaway High School
Project Description	Replace the HVAC equipment in buildings 5010, 5011, 5020 and 5030

Project Status

Current Phase	Pre-Construction	Next Phase	Construction
Estimated Completion	Summer 2023	Schedule Conformance	Developing

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$6,000,000	12/12/2022	Owner's Original Balance	\$57,500
			Owner's Remaining	\$57,500
Adjustment	\$601,039.17	2/21/2023	Contractor's Original Balance	N/A
Total	\$6,601,039.17		Contractor's Remaining	N/A

Project Management

MCS D Project Manager	Raymond Carrion	Project Delivery Method	Construction Management at-Risk
Architect / Engineer	Peach Engineering	Date of Contract	9/20/22
Construction Contractor	River City Contracting	Date of Contract	TBD
Summary of Work Completed	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. After the bidding process was completed, additional funds were needed and the Board approved those additional funds during the February 21, 2023 Board meeting.		
Potential Challenges			

Project	Hardaway High School Addition / Upgrade
Location(s)	Hardaway High School
Project Description	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

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

Budget

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

Project Management

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

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	Post Construction	Next Phase	
Estimated Completion	Fall 2022	Schedule Conformance	Behind Schedule

Budget

Amount		Date of Board Approval	Contingency	
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		
Total	\$7,469,000		Contractor's Remaining	\$0.00

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	Punch list items are being addressed.		
Potential Challenges			

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#23-706-014).

Project Status

Current Phase	Post Construction	Next Phase	
Estimated Completion	Summer 2022	Schedule Conformance	Behind 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	\$431,673
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 / Engineer	Hecht Burdeshaw Architects	Date of Contract	12/12/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/21/2021
Summary of Work Completed	Final test and balance of the system is being performed.		
Potential Challenges			

Project	Kendrick High School Addition / Upgrade
Location(s)	Kendrick High School
Project Description	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

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

Budget

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

Project Management

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

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

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Fall 2023	Schedule Conformance	Developing

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$60,000	7/19/2021	Owner's Original Balance	TBD
			Owner's Remaining	TBD
Adjustment			Contractor's Original Balance	N/A
Total	\$60,000		Contractor's Remaining	N/A

MCS D Project Manager	Jeff Battles	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Moon Meeks & Associates	Date of Contract	7/22/2021
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	Currently in the Design Phase. The project is planned to be advertised in early 2023.		
Potential Challenges			

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

Current Phase	Planning	Next Phase	Pre-Construction
Estimated Completion	Fall 2023	Schedule Conformance	Developing

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$153,500	10/24/2022	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
Total	\$153,500		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

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

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
			Owner's Remaining	\$887,416*
Adjustment	\$12,890,500	5/26/2022	Contractor's Original Balance	\$1,300,000
Total	\$37,890,500		Contractor's Remaining	\$0*

Project Management

MCS D 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	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. Preliminary site work for the new wall design is underway.		
Potential Challenges	*Additional site work and wall design was approved by the Board of Education on February 21, 2023. This was change order #6 for the project and the cost was \$2,100,100.		

Project	Odin 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 Odin 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	Post Construction	Next Phase	
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
			Owner's Remaining	\$0
Adjustment	\$1,799,000	3/15/2021	Contractor's Original Balance	\$334,099
	\$310,000	12/13/2021		
Total	\$27,609,000		Contractor's Remaining	\$0

Project Management

MCSO 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 substantially complete. The elevator has been installed and the remaining punch list items have been addressed. FF&E items have been purchased with the remaining contingency funds.		
Potential Challenges			

Project	Secure Vestibules
Location(s)	Various Locations
Project Description	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

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

Budget

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
Total	\$100,000		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

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			

Project	Wynnton Arts Academy Roofing
Location(s)	Wynnton Arts Academy
Project Description	Re-Roof Wynnton Arts Academy.

Project Status

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

Budget

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

Project Management

MCS D Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Engineering Systems Inc.	Date of Contract	2/28/2023
Construction Contractor	Gordian (F.H. Paschen)	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,

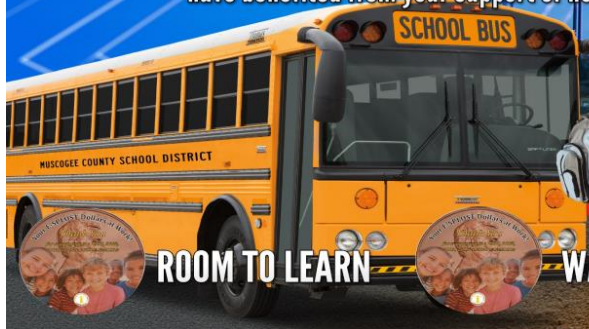
Community members of Muscogee County, for your votes approving the 1%

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.



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