

**MUSCOGEE COUNTY SCHOOL DISTRICT  
Agenda Items for Board of Education Meeting**

**Board Agenda Item**

**Agenda Topic:** Construction Status Reports

**Date:** August 28, 2018

**Background and Rationale:** The Construction Department will submit a Monthly Status Report for all of the Projects under construction and/or in the planning/design stage. The reports will give the status of the budgets, contract dates, percentage of construction complete, and anticipated completion date, description of work, percentage of plans complete, projected bid advertisement date, bid opening date and estimated days for construction.

**Budgetary Impact:** 0

**The Cost to be taken from Account Number:**

**Budgeted**          **Yes**  
                       **NO** (Board approval is authorization to establish funding for this item in the Budget)

**Liaison Administrator(s):** Robert G. Hecht

**Superintendent's Recommendation:** Information.

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

**September  
(August 28, 2018)**

**Project:** Spencer High School

**Project Delivery:** Construction Manager at Risk (CMR)

**Description of Work:** Construction of a +/- 200,000 Sq. Ft. High School

**Architect:** Hecht Burdeshaw Architects, Inc. in collaboration with 2WR of Georgia

**Construction Manager:** Freeman & Associates/Ra-Lin and Associates, A Joint Venture

**Project Manager:** Rexon Byrd

**Total Board Approved Budget:** \$56,000,000.00

**Date of Contract:** April 18, 2016

**Construction Contract/GMP:** \$49,750,000.00

**Contractor's Contingency (in GMP):** \$2,989,689.79

**Contractor's Contingency Balance:** \$1,891,491.35

**Owner's Contingency:** \$1,600,000.00

**Owner's Contingency Balance:** \$1,600,000.00

**Work Completed to Date:** \$47,411,579.95

**Estimated Date of Completion:** July 2018

**Conformance with Schedule:** Complete

**Problems and Comments:** Facility is open for Staff and Students.

**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

September  
(August 28, 2018)

**Project:** Kendrick High School

**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:** \*\$7,200,000.00

**Date of Contract:** October 23, 2017

**Construction Contract/GMP:** \$3,542,803.50

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

**Contractor's Contingency Balance:** \$29,104.00

**Owner's Contingency:** 0

**Owner's Contingency Balance:** 0

**Work Completed to Date:** \$553,947.03

**Estimated Date of Completion:** December 2018

**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.

\*Approved Budget for Both Jordan and Kendrick Projects

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

September  
(August 28, 2018)

**Project:** Jordan High School

**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:** \*\$7,200,000.00

**Date of Contract:** October 23, 2017

**Construction Contract/GMP:** \$2,896,196.50

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

**Contractor's Contingency Balance:** \$25,225.00

**Owner's Contingency:** 0

**Owner's Contingency Balance:** 0

**Work Completed to Date:** \$643,053.47

**Estimated Date of Completion:** December 2018

**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.

\*Approved Budget for Both Jordan and Kendrick Projects

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

September  
(August 28, 2018)

**Project:** Dimon Elementary School Re-Roofing

**Project Delivery:** Design, Bid, Build

**Description of Work:** Re-Roofing of "flat" roof, parts of buildings 2010 & 2020

**Architect:** Glenn Griffin, Barnes Gibson Partners, Architects, LLC

**Contractor:** Dusty Greer Roofing, Inc.

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$609,400.00

**Date of Contract:** March 21, 2018

**Original Contract Amount:** \$474,400.00

**Change Orders to Date:** 0

**Current Contract Amount:** \$474,400.00

**Owner's Contingency:** \$100,000.00

**Owner's Contingency Balance:** \$100,000.00

**Work Completed to Date:** 99%

**Estimated Date of Completion:** August 3, 2018

**Conformance with Schedule (+/-):** Ok

**Problems and Comments:** Contractor will repair damage done to a sidewalk by heavy tractors.

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

September  
(August 28, 2018)

**Project:** Hardaway High School Re-Roofing

**Project Delivery:** Design, Bid, Build

**Description of Work:** Re-Roofing Main Classroom Building, except Auditorium which was re-roofed in 2010, and Gym Building.

**Architect:** Glenn Griffin, Barnes Gibson Partners, Architects, LLC

**Contractor:** SRS, Inc.

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$2,185,000.00

**Date of Contract:** March 21, 2018

**Original Contract Amount:** \$1,849,537.00

**Change Orders to Date:** 0

**Current Contract Amount:** \$1,849,537.00

**Owner's Contingency:** \$174,000.00

**Owner's Contingency Balance:** \$174,000.00

**Work Completed to Date:** 95%

**Estimated Date of Completion:** August 3, 2018

**Conformance with Schedule (+/-):** Ok

**Problems and Comments:** Work on Metal Edge Trim and Gutters & Downspouts remains to complete this project. Contractor will repair any damage done to grounds; sidewalk cracks, & ruts in lawn areas by heavy tractors.

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

September  
(August 28, 2018)

**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:** \$64,810.02

**Owner's Contingency:** \$1,644.00

**Owner's Contingency Balance:** \$1,644.00

**Work Completed to Date:** 100% of interior alterations work and 15% 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:** Construction on the interior alterations and new entrances was substantially completed to allow for classes to resume August 8<sup>th</sup>.

Some of work is:

- Building entrances being upgraded
- Administrative office area enlarged
- Existing extra-large classrooms have been subdivided
- New lighting in cafeteria and auditorium
- Existing gym locker rooms & restrooms made accessible
- New media center carpet floor
- New kitchen floor, including repair of existing plumbing problems

Construction on exterior for building additions is also underway; where underground utilities have been relocated and building pads prepared.

**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  
September  
(August 28, 2018)**

**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

**Change Orders to Date:** 0

**Current Contract Amount:** \$840,364.00

**Owner's Contingency:** \$90,000.00

**Owner's Contingency Balance:** \$90,000.00

**Work Completed to Date:** 60%

**Estimated Date of Completion:** October 1, 2018 (School Principals have approved this schedule).

**Conformance with Schedule (+/-):** Ok

**Problems and Comments:** Existing auditorium seats have been removed; new carpet floor installed; and theatrical lighting is installed at Hardaway and Kendrick. A problem occurred with the seating because the seat manufacturer originally selected has gone bankrupt in July. A new seat has been ordered and delivery date is yet to be determined but I expect the October 1, 2018 completion date to be met.