

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: David Goldberg

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,734,871.00

Contractor's Contingency (in GMP): 78,870.00

Contractor's Contingency Balance: \$0

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$0

Work Completed to Date: \$1,659,012.86

Estimated Date of Completion: December 2019

Conformance with Schedule:

Problems and Comments:

NOTE: Total change orders \$57,221.00. Change Order #4 is in November Board meeting agenda.

*Current approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: David Goldberg

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,604,683.00

Contractor's Contingency (in GMP): \$76,548.00

Contractor's Contingency Balance: \$0

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$0

Work Completed to Date: \$1,071,210.81

Estimated Date of Completion: December 2019

Conformance with Schedule:

Problems and Comments:

NOTE: Total change order credit \$47,029.00. Change Order #4 is in November Board meeting agenda.

*Current approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: David Goldberg

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$2,948,429.00

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

Contractor's Contingency Balance: \$0

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$0

Work Completed to Date: \$2,977,209.85

Estimated Date of Completion: December 2019

Conformance with Schedule:

Problems and Comments:

NOTE: Total change orders \$16,834.00. Change Order #4 is in November Board meeting agenda.

*Current approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: David Goldberg

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$3,766,432.00

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

Contractor's Contingency Balance: \$0

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$0

Work Completed to Date: \$3,720,308.19

Estimated Date of Completion: December 2019

Conformance with Schedule: Unsuitable soils and other items

Problems and Comments: December 2019

Problems and Comments:

NOTE: Total change orders \$216,347.00. Change Order #4 is in November Board meeting agenda.

*Current approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: David Goldberg

Total Board Approved Budget: \$1,113,823.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,085,952.00

Contractor's Contingency (in GMP): \$47,669.00

Contractor's Contingency Balance: \$0

Owner's Contingency: \$80,000.00

Owner's Contingency Balance: \$0

Work Completed to Date: \$864,385.48

Estimated Date of Completion: December 2019

Conformance with Schedule:

Problems and Comments:

NOTE: Total change orders \$54,683.00. Change Order #4 is in November Board meeting agenda.

*Current approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: David Goldberg

Total Board Approved Budget: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,237,750.00

Contractor's Contingency (in GMP): \$61,112.00

Contractor's Contingency Balance: \$0

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$0

Work Completed to Date: \$1,213,012.66

Estimated Date of Completion: December 2019

Conformance with Schedule:

Problems and Comments:

NOTE: Total change orders credit \$21,382.00. Change Order #4 is in November Board meeting agenda.

*Current approved Budget for Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 Board Meeting**

Project: Main Columbus Public Library Cooling Tower Replacement

Project Delivery: Construction Manager at Risk (CMR)

Description of Work: New cooling towers, associated piping and DDC controls

Architect: Peach Engineering

Construction Manager: Smith-Raymond Company, Inc.

Project Manager: David Goldberg

Total Board Approved Budget: *\$838,092.85

Date of Contract: February 20, 2019

Construction Contract/GMP: \$781,426.98

Contractor's Contingency (in GMP): \$37,210.80

Contractor's Contingency Balance: \$37,210.80

Owner's Contingency: \$0

Owner's Contingency Balance: \$0

Work Completed to Date: \$594,740.55

Estimated Date of Completion: October 2019

Conformance with Schedule: Roofing delays

Problems and Comments: * New budget to add DDC controls approved May 20, 2019.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2019 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: \$6,552,796.78

Contractor's Contingency (in GMP): \$250,000.00

Contractor's Contingency Balance: \$2,234.49

Owner's Contingency: \$1,644.00

Owner's Contingency Balance: \$1,644.00

Work Completed to Date: 100% of interior alterations work and 100% of exterior additions work. Project is complete.

Estimated Date of Completion: August 2019

Conformance with Schedule: Ok

*New Budget Approved by Board February 20, 2018.

Problems and Comments: Work remaining: punch list repairs. Also, final close-out documents, including final invoices and change orders remain to be done.

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.