

Muscogee County School District
Construction Status Report
April 2023



Presented By:

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Travis T. Anderson
Chief Operations and Facilities Officer



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	3/20/2023
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. The MCS D Construction Department is evaluating the storm and sanitary systems for integrity prior to the start of the project.		
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	Construction	Next Phase	Post 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
Adjustment	\$2,158,914.55	2/21/2023	Owner's Remaining	\$57,500
Total	\$8,158,914.55		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	Peach Engineering	Date of Contract	9/20/2022
Construction Contractor	River City Contracting	Date of Contract	3/20/2023
Summary of Work Completed	River City Contracting is ordering equipment and preparing a project schedule. Equipment demolition is slated to begin after the end of SY22/23.		
Potential Challenges			

Project	Columbus High School Interior and Exterior Upgrades
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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
Adjustment	\$(406,120)	1/17/2023	Owner's Remaining	\$175,000
Total	\$1,911,280		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	Neal, Kendust & Murray PC Architects	Date of Contract	4/26/2021
Construction Contractor	Ben B. Gordy	Date of Contract	3/20/23
Summary of Work Completed	The MCS D Construction Department is working with the Ben B. Gordy on working around the HVAC project over the summer months.		
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	Post Construction	Next Phase	
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
			Owner's Remaining	\$82,215
Adjustment	(\$917,852)	4/18/2022	Contractor's Original Balance	N/A
	\$109,395	10/14/2022		
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	Substantial completion has been achieved and punch list items are being completed.		
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	Construction	Next Phase	Post 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
Adjustment	\$601,039.17	2/21/2023	Owner's Remaining	\$57,500
Total	\$6,601,039.17		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	Peach Engineering	Date of Contract	9/20/22
Construction Contractor	River City Contracting	Date of Contract	3/20/2023
Summary of Work Completed	River City Contracting is ordering equipment and preparing a project schedule. Equipment demolition is slated to begin after the end of SY22/23.		
Potential Challenges			

Project	Hardaway High School Addition / Upgrade
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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. Continue meeting with key stakeholders to refine the scope of the project.		
Potential Challenges			

Project	Kendrick High School Addition / Upgrade
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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. Continue meeting with key stakeholders to refine the scope of the project.		
Potential Challenges			

Project	Middle School Fields Upgrades Phase II
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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	The project was bid and the results are being presented to the Board during the April Board meeting.		
Potential Challenges			

Project	Middle School Fields Upgrades Phase III
Location(s)	Aaron 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.
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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

MCSD 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.
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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. Site work for the new wall design continues.		
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.
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Project Status

Current Phase	Planning	Next Phase	N/A
Estimated Completion	Summer 2023	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$100,000	1/17/2023	Owner's Original Balance	N/A
			Owner's Remaining	N/A
Adjustment			Contractor's Original Balance	N/A
Total	\$100,000		Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	N/A
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.
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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
			Owner's Remaining	\$76,000
Adjustment			Contractor's Original Balance	N/A
Total	\$834,315		Contractor's Remaining	N/A

Project Management

MCSD 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	2/15/2023
Summary of Work Completed	Currently working with the construction contractor on the project contract and project schedule.		
Potential Challenges			

WE THANK YOU,

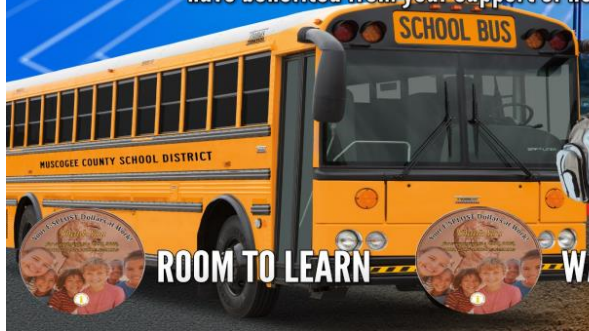
Community members of Muscogee County, for your votes approving the 1%

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have benefited from your support of new schools, classrooms, technology and buses.



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