

Muscogee County School District
Construction Status Report
FEBRUARY 2022



Presented By:

Ward Odom
Senior Director of Plant Services and Construction

Travis T. Anderson
Chief Operations and Facilities Officer



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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$2,317,400	4/19/2021	Owner's Original Balance	TBD
Adjustment			Owner's Remaining	TBD
Total	\$2,317,400		Contractor's Original Balance	N/A
			Contractor's Remaining	N/A

Project Management

MCSD 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	TBD	Date of Contract	TBD
Summary of Work Completed	The architect is currently working on the topographic site survey, tree survey and drawings.		
Potential Challenges	Developing a project schedule around school activities.		

Project	Hannan Elementary and Kendrick High School Heating, Ventilation and Air Conditioning (HVAC) Renovation
Location(s)	Hannan Elementary and Kendrick High School
Project Description	Replace HVAC equipment at Hannan Elementary and Kendrick High School.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Spring 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$4,206,934	4/19/2021	Owner's Original Balance	\$120,000
Adjustment	\$1,880,086	9/20/2021	Owner's Remaining	\$120,000
Total	\$6,087,020		Contractor's Original Balance	\$95,000
			Contractor's Remaining	\$88,177.60

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect / Engineer	Peach Engineering	Date of Contract	4/20/2021
Construction Contractor	River City Contracting	Date of Contract	7/22/2021
Summary of Work Completed	Equipment is actively being installed at both locations.		
Potential Challenges	Delays in the shipping and receiving of equipment.		

Project	Jordan Vocational High School College and Career Academy Parking Lot Addition
Location(s)	Jordan Vocational High School College and Career Academy
Project Description	Provide 15 additional parking spaces to include ADA handicap accessible parking on the front side of Jordan Vocational High School College and Career Academy.

Project Status

Current Phase	Post Construction	Next Phase	N/A
Estimated Completion	Winter 2021/22	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$124,000	2/16/2021	Owner's Original Balance	\$2,500
Adjustment	\$67,533	8/16/2021	Owner's Remaining	\$2,500
	\$9,333	11/15/2021	Contractor's Original Balance	N/A
Total	\$200,866		Contractor's Remaining	N/A

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	French & Associates Landscape Architects	Date of Contract	3/3/2021
Construction Contractor	Warr Grading	Date of Contract	8/17/2021
Summary of Work Completed	Parking lot has been completed and the Construction Department is working on the post construction closeout documents.		
Potential Challenges	There are no challenges at this time.		

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

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$3,000,000	6/22/2020	Owner's Original Balance	\$50,000
Adjustment	\$3,000,000	4/19/2021	Owner's Remaining	\$50,000
	\$1,469,000	4/19/2021	Contractor's Original Balance	\$120,000
Total	\$7,469,000		Contractor's Remaining	\$66,719

Project Management

MCS D 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	Construction for the grant-funded portion of the project is about 90% complete and construction for the 2020 ESPLOST funded portion of this project is almost ready to begin.		
Potential Challenges	Delays in shipping and receiving of material and equipment.		

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 air conditioning equipment in Building 5010, 5040, 5041; COP#18-706-015.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Winter 2021/22	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$5,405,000	12/14/2020	Owner's Original Balance	\$460,000
Adjustment			Owner's Remaining	\$396,170
Total	\$5,405,000		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

Project Management

MCS D Project Manager	Raymond Carrion	Project Delivery Method	Construction Management At-Risk
Architect	Hecht Burdeshaw Architects	Date of Contract	12/12/2020
Construction Contractor	Pound Construction Company	Date of Contract	8/21/2021
Summary of Work Completed	Equipment is actively being installed in the building.		
Potential Challenges	Delays in shipping and receiving of equipment.		

Project	Mathews Cooler / Freezer Replacement
Location(s)	Mathews Elementary School
Project Description	2018 Capital Outlay Project replacing the cooler / freezer at Mathews Elementary School.

Project Status

Current Phase	Post Construction	Next Phase	N/A
Estimated Completion	Winter 2021/22	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$97,200	4/19/2021	Owner's Original Balance	\$10,000
Adjustment	\$21,700	6/21/2021	Owner's Remaining	\$2,476
Total	\$118,900		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

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	Ben B. Gordy Construction Co., Inc.	Date of Contract	6/22/21
Summary of Work Completed	The cooler / freezer units have been installed and are functioning as the primary units at Mathews Elementary School.		
Potential Challenges	There are no challenges at this time.		

Project	Four Classroom Addition and Renovations
Location(s)	Matthews 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	Planning	Next Phase	Pre-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	\$317,000
Adjustment			Owner's Remaining	\$317,000
Total	\$2,685,000		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

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	TBD	Date of Contract	TBD
Summary of Work Completed	Architects have completed drawings and turned them in to the Georgia Department of Education (GaDOE) for review.		
Potential Challenges	GaDOE is reviewing "Site Applications". If GaDOE identifies any risk, then we will have to address with a mitigation strategy in the pre-construction phase.		

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	Pre-Construction	Next Phase	Procurement
Estimated Completion	Fall 2023	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$25,000,000	4/19/2021	Owner's Original Balance	\$2,000,000
Adjustment			Owner's Remaining	\$1,996,800
Total	\$25,000,000		Contractor's Original Balance	TBD
			Contractor's Remaining	TBD

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Hecht Burdeshaw Architects, Inc.	Date of Contract	4/27/2021
Construction Contractor	TBD	Date of Contract	TBD
Summary of Work Completed	Construction Documents are complete and they have final approval from the Georgia Department of Education (GaDOE) for review. The bidding process is completed and value engineering is underway.		
Potential Challenges	There is a potential for increased construction cost, material delays and site work issues.		

Project	Odis 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 Odis Spencer Stadium will be 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	Construction	Next Phase	Post Construction
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
Adjustment	\$1,799,000	3/15/2021	Owner's Remaining	\$98,962
	\$310,000	12/13/2021	Contractor's Original Balance	\$334,099
Total	\$27,609,000		Contractor's Remaining	\$0

Project Management

MCS D 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 50% complete.		
Potential Challenges	There is a potential for increased construction cost and material delays.		

Project	Weight Room Expansions
Location(s)	Carver, Columbus and Northside High School
Project Description	Increasing the size and layout of the weight rooms at Carver, Columbus and Northside High School.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$990,000	12/14/2020	Owner's Original Balance	\$100,000
			Owner's Remaining	\$98,987
Adjustment	\$378,000	8/16/2021	Contractor's Original Balance	\$0
Total	\$1,368,000		Contractor's Remaining	\$0

Project Management

MCSD Project Manager	Jeff Battles and Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect / Engineer	Neal, Kendust & Murray	Date of Contract	1/8/2021
Construction Contractor	Thayer-Bray Construction, LLC	Date of Contract	8/17/2021
Summary of Work Completed	Limited demolition, site work and foundation work at Carver, Columbus and Northside High School.		
Potential Challenges	There are potential soil issues under the proposed foundation sites.		

Project	Veterans Band Room Expansion and Renovations
Location(s)	Veterans Memorial Middle School
Project Description	Enlarging the existing Veterans Band Room and renovating interior as defined in the Local Five-Year Facilities Plan.

Project Status

Current Phase	Construction	Next Phase	Post Construction
Estimated Completion	Summer 2022	Schedule Conformance	On Schedule

Budget

Amount		Date of Board Approval	Contingency	
Original Board Approved	\$1,563,000	4/19/2021	Owner's Original Balance	\$56,000
Adjustment			Owner's Remaining	\$55,000
Total	\$1,563,000		Contractor's Original Balance	\$0
			Contractor's Remaining	\$0

Project Management

MCSD Project Manager	Raymond Carrion	Project Delivery Method	Design-Bid-Build
Architect	Barnes & Gibson Partners Architects, LLC	Date of Contract	4/23/2021
Construction Contractor	Ben B. Gordy Construction Co., Inc.	Date of Contract	8/17/2021
Summary of Work Completed	Demolition completed and construction is underway.		
Potential Challenges	There are potential site work delays due to the weather.		

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