

MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
November 2020 Board Meeting

Project: Elementary School Autism Centers – Johnson and Hannan

Project Delivery: Construction Management

Description of Work: Renovate classroom wings at Johnson and Hannan to accommodate elementary grade level.

Architect: Sudhir Patel/spArchitect

Contractor: River City Contracting

Project Manager: David Goldberg and Raymond Carrion

Total Board Approved Budget: \$1,417,435

Date of Contract: March 19, 2020

Construction Contract/GMP: \$1,443,593

Contractor's Contingency (in GMP): \$70,000

Contractor's Contingency Balance: \$44,928

Owner's Contingency: \$54,195

Owner's Contingency Balance: \$13,270

Work Completed to Date: 99%

Estimated Date of Completion: July 28, 2021

Conformance with Schedule: OK

Problems and Comments: At Johnson ES and Hannan ES over Thanksgiving break, the VCT floor will get replaced at no cost to MCSD to correct problem created by manufacturer defective VCT material.

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Project: Jordan College and Career Academy

Project: Delivery: Construction Management at Risk (CM)

Description of Work: Reconfigure spaces to support academic change to College and Career Academy.

Architect: Hecht Burdeshaw Architects

Contractor: Pound Construction Company

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,000,000

Date of Contract: 8/18/2020

Construction Contract/GMP: TBD

Contractor's Contingency (in GMP): TBD

Contractor's Contingency Balance: TBD

Owner's Contingency Budget: TBD

Owner's Contingency Balance: TBD

Work Completed to Date: Preliminary Design Work

Estimated Date of Completion: August 2021

Conformance with Schedule: OK

Problems and Comments: Based on schematic plans, contractor's cost estimate is \$2.9 million, which is over budget. And changes /adjustments are being studied while architect continues with design development.

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Project: System-Wide Multi-Sport Athletic Complex

Project: Delivery: Construction Management (approved 7/17/2020)

Description of Work: 7,000+/- seat stadium for football and soccer with artificial turf field. Ancillary spaces; restrooms, concessions, press box, field house, ticket booths; will be part of this project: in addition to score boards, 5 tennis courts, bleachers, sidewalks, and paved parking (approximately 1,100 spaces).

Architect: spArchitect and French & Associates

Contractor: Freeman & Associates/ with W.T. Miller as demolition contractor (as approved 7/20/20)

Project Manager: David Goldberg

Total Board Approved Budget: \$25,500,000

Date of Contract: 8/18/2020

Construction Contract/GMP: TBD

Contractor's Contingency (in GMP): TBD

Contractor's Contingency Balance: TBD

Owner's Contingency Budget: \$225,000

Owner's Contingency Balance: \$225,000

Work Completed to Date: Schematic Design

Estimated Date of Completion: March 2022

Conformance with Schedule: OK

Problems and Comments:

NOTE: Architect is in design development phase, while demolition of existing structures is underway and about 50% complete.

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Project: Title IX Sports Field Upgrades

Project Delivery: Construction Manager at Risk

Description of Work: At Shaw HS girls' softball field: upgrade concession stand; and add a backstop wall. At Northside HS girls' softball field: construct new dugouts, new press box, new locker room building, new bullpens, and new backstop wall.

Architect: Sudhir Patel

Construction Manager: Brasfield & Gorrie

Project Manager: Raymond Carrion

Total Board-Approved Budget: \$1,071,486

Date of Contract: 1/30/2020

Construction Contract/GMP: \$936,486 (NHS \$802,477 + SHS \$134,009= \$936,486)

Contractor's Contingency (in GMP): \$24,619

Contractor's Contingency Balance: \$5,606

Owner's Contingency Budget: \$50,000

Owner's Contingency Balance: +/- \$24,000

Work Completed to Date: 100%

Estimated Date of Completion: August 2020

Conformance with Schedule: OK

Problems and Comments:

NOTE: On 8/26/2020 a small storage room flooded from rain. Rain gutters are being added to roof to prevent future flooding, and some additional work is being added to complete the project. The added work is painting of batting cage building at Northside HS and fixing backstop fencing at Shaw HS.

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Project: Walk-In Cooler/Freezer Upgrades

Project: Delivery: Construction Management

Description of Work: Replace C/F at Johnson ES, Key ES, Lonnie Jackson Academy, and Rothschild MS

Architect: Sudhir Patel/spArchitect

Contractor: River City Contracting

Project Manager: Raymond Carrion

Total Board Approved Budget: \$384,000

Date of Contract: May 19, 2020

Construction Contract/GMP: \$314,427.71 (Final cost \$297,022.37)

Contractor's Contingency (in GMP): \$10,000

Contractor's Contingency Balance: \$10,000

Owner's Contingency Budget: \$50,000

Owner's Contingency Balance: \$45,573

Work Completed to Date: 100%

Estimated Date of Completion: August 21, 2020

Conformance with Schedule: OK

Problems and Comments: COVID delayed manufacturing, which delayed completion four weeks.