

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

Board Agenda Item

Agenda Topic: Construction Status Reports

Date: November 15, 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
December Board Meeting**

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: \$1,898,265.51

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

Owner's Contingency Balance: \$1,393,373.00

Work Completed to Date: \$47,845,381.76

Estimated Date of Completion: Complete with the exception of the construction of a batting cage which is under construction.

Conformance with Schedule: Complete

Problems and Comments: Facility is open for Staff and Students, punch list in progress.

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
December 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: Rexon Byrd

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

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: -\$6,723.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$1,740,661.52

Estimated Date of Completion: January 2019

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 Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December 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: Rexon Byrd

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

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: \$48,311.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$1,899,599.95

Estimated Date of Completion: January 2019

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 Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December 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: Rexon Byrd

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

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,028,576.00

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

Contractor's Contingency Balance: \$47,669.00

Owner's Contingency: \$80,000.00

Owner's Contingency Balance: \$80,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with 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.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December 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: Rexon Byrd

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

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,318,552.00

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

Contractor's Contingency Balance: \$61,112.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with 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 Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December 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: Rexon Byrd

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

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,651,712.00

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

Contractor's Contingency Balance: \$76,548.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with 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 Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December Board Meeting**

Project: Columbus 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: *\$12,365,927.00

Date of Contract: October 23, 2017

Construction Contract/GMP: \$1,701,810.00

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

Contractor's Contingency Balance: \$78,870.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date:

Estimated Date of Completion: April 2019

Conformance with 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 Jordan, Kendrick, Hardaway, Shaw and Columbus High Schools Projects

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December 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: \$6,556,661.00

Contractor's Contingency (in GMP): \$200,000.00

Contractor's Contingency Balance: \$27,000.00

Owner's Contingency: \$1,644.00

Owner's Contingency Balance: \$1,644.00

Work Completed to Date: 100% of interior alterations work and 26% 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:

- 1) ROTC/Healthcare Science Addition: Interior overhead mechanical/electrical/plumbing is underway.
- 2) Wrestling/Multi-purpose addition has floor slab and structural steel skeleton.
- 3) Drama addition steel skeleton has been erected.
- 4) The enamel steel wall panels at existing entrances are being adjusted to improve initial installation.
- 5) Georgia Power has requested trees to be clear cut (by MCSD) and an easement to allow installation of new, power feed and new underground service cable to pad mounted transformer just north of multi-purpose room addition.
- 6) CTAE has requested adjustments to new Healthcare Science classroom layout to conform to requirements of a paramedic instructional program in lieu of Hospital Care as originally designed. Architect is revising plans and coordinating with GaDOE. Change in cost will be determined once revised plans are approved and finalized.
- 7) Existing parking lot lights: GA Power claims construction work damaged main conductors. Details & cost for repair are yet to be determined.

NOTE:

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**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December Board Meeting**

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: Seating: 10% Lighting: 100%

Estimated Date of Completion: October 29, 2018

Conformance with Schedule (+/-): Behind original schedule due to seating manufacturing bankruptcy and a manufacturing/shipping error. See comments below for revised completion schedule.

Problems and Comments:

1) Revised Seat Install Schedule:

Clubview	October 31	Installation Complete
Hardaway	November 12	Installation Complete
Kendrick	November 30	

2) Manufacturer shipped non-spec-complaint arm rest and aisle end panels. Therefore the incorrect arm rest and end panels will be replaced during Christmas break.

3) At Hardaway, manufacturer mis-measured the space. Therefore fewer seats will fit. A credit will be issued for about 20 seats (exact shortage is yet to be determined, about \$4,000). This has been reviewed with the school principal.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December Board Meeting**

Project: Eddy Middle School Sanitary Sewer Repair

Project Delivery: Design, Bid, Build

Description of Work: Install new forced sewer main with lift station pump, and replace other existing sanitary sewer piping.

Architect: Engineer – Barge Design

Construction Contractor: Earth-Scapes, Inc.

Project Manager: Raymond Carrion

Total Board Approved Budget: \$381,336.00

Date of Contract: TBD

Construction Contract/GMP: \$293,336.00

Contractor's Contingency (in GMP): N/A

Contractor's Contingency Balance: N/A

Owner's Contingency: \$30,000.00

Owner's Contingency Balance: \$30,000.00

Work Completed to Date: 0

Estimated Date of Completion: TBD

Conformance with Schedule:

Problems and Comments

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December Board Meeting**

Project: Kendrick High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Manager

Description of Work: Addition of Multi-Purpose Room including renovation of existing Weight Lifting Room, existing main sanitary sewer repair, and existing parking lot paving.

Architect: Ed Kendust / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan) including Construction at Kendrick of \$969,382.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$969,382.00 = \$768,535 + \$163,564.00 (parking paving) + \$37,283.00 (sanitary sewer repairs)

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$35,000.00

Owner's Contingency: \$44,727.00

Owner's Contingency Balance: \$44,727.00

Work Completed to Date: 15%

Estimated Date of Completion: May 1, 2019

Conformance with Schedule: Ok

Problems and Comments: Existing weight room will be closed November 19th until January 8th for re-modeling. Structural Steel is on site and will be installed in about 2 weeks.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December Board Meeting**

Project: Columbus High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Management

Description of Work: Multi-purpose Building Addition

Architect: Ron Murray / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan), including Construction at CHS of \$863,696.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$863,696.00

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$35,000.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$43,000.00

Work Completed to Date: 8%

Estimated Date of Completion: May 15, 2019

Conformance with Schedule: Ok

Problems and Comments: Masonry wall construction is underway. Structural steel is on site to be installed in about 3 weeks.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
December Board Meeting**

Project: Jordan High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

Project Delivery: Construction Management

Description of Work: Multi-purpose Building Addition

Architect: Ron Murray / Neal, Kendust, & Murray, P.C.

Construction Manager: Pound Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$3,013,564 (for CHS, Kendrick & Jordan), including Construction at Jordan at \$804,759.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$804,759.00

Contractor's Contingency (in GMP): \$35,000.00

Contractor's Contingency Balance: \$35,000.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$43,000.00

Work Completed to Date: 0%

Estimated Date of Completion: June 15, 2019

Conformance with Schedule: Three weeks behind schedule due to sports field work.

Problems and Comments: Rainy weather has delayed building pad preparation.