

# CONSTRUCTION STATUS REPORT

## May 2021 Board Meeting

**Project:** Columbus High School Exterior Upgrades

**Project Delivery:** Design Bid Build

**Description of Work:** Upgrade exterior landscaped median along Cherokee Ave. and 17<sup>th</sup> Street. Renovate main entrance stairs from Cherokee Ave. to main front door. Pressure wash building exterior façade. Upgrade interior front entrance for security. Provide security locking (exit code compliant). Hardware at all iron gates to courtyard. And other items as may be determined during initial meetings.

**Architect:** Neal, Kendust & Murray PC Architects

**Construction Contractor:** TBD

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$2,317,400

**Date of Contract:** 01-08-2021

**Construction Contract/GMP:** TBD

**Contractor's Contingency (in GMP):** TBD

**Contractor's Contingency Balance:** TBD

**Owner's Contingency:** TBD

**Owner's Contingency Balance:** TBD

**Work Completed to Date:**

**Estimated Date of Completion:** 01-01-2023

**Conformance with Schedule:**

**Problems and Comments:** Plan to meet with Trees Columbus to review our plans since trees will be affected (many of the trees are large).

**NOTE:**

# **CONSTRUCTION STATUS REPORT**

## **May 2021 Board Meeting**

**Project:** Columbus Museum

**Project Delivery:** Construction Management

**Description of Work:** Alterations and Additions

**Architect:** Perkins & Will

**Construction Manager:** Freeman & Associates

**Project Manager:** Ray Carrion

**Total Board Approved Budget:**

**Date of Contract:**

**Construction Contract/GMP:** TBD

**Contractor's Contingency (in GMP):** TBD

**Contractor's Contingency Balance:** TBD

**Owner's Contingency:** TBD

**Owner's Contingency Balance:** TBD

**Work Completed to Date:** 99.8% of design and construction documents are being done.

**Estimated Date of Completion:**

**Conformance with Schedule:**

**Problems and Comments:**

**NOTE:**

# **CONSTRUCTION STATUS REPORT**

## **May 2021 Board Meeting**

**Project:** Hannan Elementary School and Kendrick High School HVAC Replacements

**Project Delivery:** Construction Management

**Description of Work:** Replace HVAC equipment at Hannan ES and Kendrick HS

**Engineer:** Peach Engineering

**Construction Manager:**

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$5,822,918

**Date of Contract:**

**Construction Contract/GMP:** TBD

**Contractor's Contingency (in GMP):** TBD

**Contractor's Contingency Balance:** TBD

**Owner's Contingency:** \$450,000

**Owner's Contingency Balance:** \$450,000

**Work Completed to Date:** Design/engineering is being done.

**Estimated Date of Completion:**

**Conformance with Schedule:** OK.

**Problems and Comments:**

**NOTE:**

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
May 2021 Board Meeting**

**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:** \$6,000,000 = \$3,000,000 (TCSG grant) plus \$3,000,000 ESPLOST enhancements)

**Date of Contract:** 8/18/2020

**Construction Contract/GMP:** \$2,674,513

**Contractor's Contingency (in GMP):** \$120,000

**Contractor's Contingency Balance:** \$120,000

**Owner's Contingency Budget:** \$148,643

**Owner's Contingency Balance:** \$148,643

**Work Completed to Date:** Demolition is ongoing; construction 15% complete.

**Estimated Date of Completion:** August 2021

**Conformance with Schedule:** OK

**Problems and Comments:**

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
May 2021 Board Meeting**

**Project:** Jordan High School

HVAC Bldg ~~5020, 5030, 5031 17-706-003~~ (removed March 2021 by Board Resolution to GaDOE and will be rescheduled for FY22 entitlement application funding).  
HVAC Bldg 5010, 5040, 5041 COP#18-706-015

**Project: Delivery:** Construction Management (CMr)

**Description of Work:** Replace Air Conditioning Equipment

**Architect:** Hecht Burdeshaw Architects

**Construction Manager/Contractor:** Pound Construction Company

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$5,405,000

**Date of Contract:** 12/15/2020

**Construction Contract/GMP:** TBD

**Contractor's Contingency (in GMP):** TBD

**Contractor's Contingency Balance:** TBD

**Owner's Contingency Budget:** \$460,000

**Owner's Contingency Balance:** \$460,000

**Work Completed to Date:** Design has been submitted to GaDOE for final approval.

**Estimated Date of Completion:** March 2022

**Conformance with Schedule:** OK

**Problems and Comments:** This work was approved by Board at meeting of December 14, 2020. ~~A change in scope is required as a separate Board Agenda item to coordinate with GaDOE Capital Outlay Program scheduling.~~

## **CONSTRUCTION STATUS REPORT**

### **May 2021 Board Meeting**

**Project:** Mathews Elementary School Cooler/Freezer (COP#18-706-009)

**Project Delivery:** Design-Bid-Build

**Description of Work:** Replace existing cooler/freezer

**Architect:** Neal, Kendust & Murray P.C. Architects

**Construction Contractor:** TBD

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$97,200

**Date of Contract:** TBD

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:** N/A

**Owner's Contingency:** \$12,000

**Owner's Contingency Balance:** \$12,000

**Work Completed to Date:** Bids were received on May 25, 2021.

**Estimated Date of Completion:** July 21, 2021.

**Conformance with Schedule:** OK

**Problems and Comments:**

**NOTE:**

# CONSTRUCTION STATUS REPORT

## May 2021 Board Meeting

**Project:** Mathews ES 4-Classroom Addition

**Project Delivery:** Design-Bid-Build

**Description of Work:** 2020 ESPLOST project to add four (4) classrooms.

**Architect:** Neal, Kendust & Murray, P.C. Architects

**Construction Contractor:** TBD

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$1,500,000

**Date of Contract:** TBD

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:** N/A

**Owner's Contingency:** \$240,000

**Owner's Contingency Balance:** \$240,000

**Work Completed to Date:** Architects have completed drawings.

**Estimated Date of Completion:** 6/30/202 2

**Conformance with Schedule:** OK

**Problems and Comments:** GaDOE is requiring an updated "site risk hazard assessment" prior to their "final" review/approval. That report is expected from engineers by mid-July.

**NOTE:**

# **CONSTRUCTION STATUS REPORT**

## **May 2021 Board Meeting**

**Project:** Mathews ES Renovation

**Project Delivery:** Design-Bid Build

**Description of Work:** Interior renovation upgrades.

**Architect:** Neal, Kendust & Murray, P.C. Architects

**Construction Contractor:** TBD

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$1,185,000

**Date of Contract:** TBD

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:** N/A

**Owner's Contingency:** \$77,000

**Owner's Contingency Balance:** \$77,000

**Work Completed to Date:** Architects have completed drawings.

**Estimated Date of Completion:** 6/30/2022

**Conformance with Schedule:** OK

**Problems and Comments:** GaDOE is requiring an updated "site risk hazard assessment" prior to their "final" review/approval. That report is expected from engineers by mid-July.

**NOTE:**



# **CONSTRUCTION STATUS REPORT**

## **May 2021 Board Meeting**

**Project:** New Elementary School (Dawson ES Replacement)

**Project Delivery:** Design-Bid-Build

**Description of Work:** New Elementary School

**Architect:** Hecht Burdeshaw Architects, Inc.

**Construction Contractor:** TBD

**Project Manager:** David Goldberg

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

**Date of Contract:** TBD

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:** N/A

**Owner's Contingency:** \$2,000,000

**Owner's Contingency Balance:** \$2,000,000

**Work Completed to Date:** Preliminary Design

**Estimated Date of Completion:** July 2023

**Conformance with Schedule:** OK

**Problems and Comments:** GaDOE is requiring an updated "site risk hazard assessment" prior to their "final" review/approval. That report is expected from engineers by mid-July.

**NOTE:**

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
May 2021 Board Meeting**

**Project:** Odis Spencer Stadium

**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 800 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:** \$27,299,000

**Date of Contract:** 8/18/2020

**Construction Contract/GMP:** \$24,799,000

**Contractor's Contingency (in GMP):** \$334,099

**Contractor's Contingency Balance:** \$0

**Owner's Contingency Budget:** \$225,000

**Owner's Contingency Balance:** \$87,454

**Work Completed to Date:** Demolition is complete. Site work is under way. Field house foundation is complete. Underground infrastructure is being constructed.

**Estimated Date of Completion:** March 2023

**Conformance with Schedule:** OK

**Problems and Comments:** Major storm drain pipes and sanitary sewer pipes have needed additional stone foundation beds due to wet subsoil conditions. The majority of the contingency has been used on dewatering and undercutting/backfilling of poor soils.

Strategic plans are being developed with architect and contractor to mitigate the erosion of contingency budgets, which may involve future adjustments to scope of work. Material delays and labor concerns due COVID-19 and rainy weather have also been challenging.

**NOTE:**

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
May 2021 Board Meeting**

**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 + \$156,763 (scoreboards) = \$1,228,249

**Date of Contract:** 1/30/2020

**Construction Contract/GMP:** \$960,548 (NHS \$804,275 + SHS \$156,273) + \$148,763 (scoreboards) = \$1,109,311

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

**Contractor's Contingency Balance:** \$557

**Owner's Contingency Budget:** \$58,000

**Owner's Contingency Balance:** \$20,163

**Work Completed to Date:** Except for installation of Scoreboards, project is complete.

**Estimated Date of Completion:** August 1, 2021

**Conformance with Schedule:** OK

**Problems and Comments:**

**NOTE:** Installation is scheduled during May and June of 2021.

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
May 2021**

**Project:** Weight Room expansions at Carver, Columbus, and Northside High Schools

**Project Delivery:** Design-Bid-Build

**Description of Work:** Building additions to existing Weight Rooms

**Architect:** Neal Kendust & Murray

**Contractor:** TBD

**Project Manager:** David Goldberg

**Total Board-Approved Budget:** \$990,000

**Date of Contract:** January 8, 2021

**Construction Contract/GMP:** TBD

**Contractor's Contingency (in GMP):** TBD

**Contractor's Contingency Balance:** TBD

**Owner's Contingency Budget:** \$100,000

**Owner's Contingency Balance:** \$100,000

**Work Completed to Date:** Final plans have been submitted to GaDOE

**Estimated Date of Completion:** February 2022

**Conformance with Schedule:** Ok

**Problems and Comments:** Planning to complete construction documents in July 2021, for bidding in August; and construction starting in September 2021.

**NOTE:**