

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
September 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:** David Goldberg

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

**Date of Contract:** October 23, 2017

**Construction Contract/GMP:** \$3,524,284.00

**Contractor's Contingency (in GMP):** \$100,000.00

**Contractor's Contingency Balance:** \$4,876.00

**Owner's Contingency:** \$84,000.00

**Owner's Contingency Balance:** \$74,000.00

**Work Completed to Date:** \$3,506,396.16

**Estimated Date of Completion:** July 2019

**Conformance with Schedule:**

**Problems and Comments:** Substantially complete.

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  
September 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:** David Goldberg

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

**Date of Contract:** October 23, 2017

**Construction Contract/GMP:** \$2,914,716.00

**Contractor's Contingency (in GMP):** \$100,000.00

**Contractor's Contingency Balance:** <\$6,984.00>

**Owner's Contingency:** \$84,000.00

**Owner's Contingency Balance:** \$84,000.00

**Work Completed to Date:** \$2,928,026.13

**Estimated Date of Completion:** July 2019, fields complete; added batting cage and perimeter fence in progress.

**Conformance with Schedule**

**Problems and Comments:** Substantially complete.

**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  
September 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:** David Goldberg

**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:** \$28,512.00

**Owner's Contingency:** \$80,000.00

**Owner's Contingency Balance:** \$47,669.00

**Work Completed to Date:** \$474,000.64

**Estimated Date of Completion:** September 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  
September 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:** David Goldberg

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

**Date of Contract:** October 23, 2017

**Construction Contract/GMP:** \$1,318,652.00

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

**Contractor's Contingency Balance:** \$33,511.00

**Owner's Contingency:** \$84,000.00

**Owner's Contingency Balance:** \$84,000.00

**Work Completed to Date:** \$1,177,371.49

**Estimated Date of Completion:** July 2019

**Conformance with Schedule:**

**Problems and Comments:** Substantially complete.

**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  
September 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:** David Goldberg

**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:** \$101,876.00

**Owner's Contingency:** \$84,000.00

**Owner's Contingency Balance:** \$84,000.00

**Work Completed to Date:** \$684,995.86

**Estimated Date of Completion:** November 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  
September Board Meeting**

**Project:** Columbus 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:** David Goldberg

**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:** \$3,356.00

**Owner's Contingency:** \$84,000.00

**Owner's Contingency Balance:** \$70,000.00

**Work Completed to Date:** \$1,560,949.05

**Estimated Date of Completion:** July 2019

**Conformance with Schedule:**

**Problems and Comments:** complete

**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  
September Board Meeting**

**Project:** Main Columbus Public Library Cooling Tower Replacement

**Project Delivery:** Construction Manager at Risk (CMR)

**Description of Work:** New cooling towers, associated piping and DDC controls

**Architect:** Peach Engineering

**Construction Manager:** Smith-Raymond Company, Inc.

**Project Manager:** David Goldberg

**Total Board Approved Budget:** \*\$838,092.85

**Date of Contract:** February 20, 2019

**Construction Contract/GMP:** \$781,426.98

**Contractor's Contingency (in GMP):** \$37,210.80

**Contractor's Contingency Balance:** \$37,210.80

**Owner's Contingency:** \$0

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

**Work Completed to Date:** \$446,826.73

**Estimated Date of Completion:** September 2019

**Conformance with Schedule:** Roofing delays

**Problems and Comments:** \* New budget to add DDC controls approved May 20, 2019

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
September 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):** \$250,000.00

**Contractor's Contingency Balance:** \$2,234.49

**Owner's Contingency:** \$1,644.00

**Owner's Contingency Balance:** \$1,644.00

**Work Completed to Date:** 100% of interior alterations work and 97.87% 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:** Wrestling/Multi-Purpose Addition. Work remaining: mats for Wrestling Room and punch list repairs. Also, final close-out documents, including final invoices and change orders remain to be done.

**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  
September 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

**Current Contract Amount:** \$840,364.00

**Owner's Contingency:** \$90,000.00

**Owner's Contingency Balance:** \$90,000.00

**Work Completed to Date:** Seating: 100% Lighting: 100%

**Estimated Date of Completion:** May 30, 2019 (Revised Date). The project is complete.

**Conformance with Schedule:** Behind original schedule due to seating manufacturing bankruptcy and manufacturing/shipping errors.

**Problems and Comments:** Final contract amount for seating= \$386,436.50

**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.

**COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
September 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 Manager:** Earth-Scapes, Inc.

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$381,336.00

**Date of Contract:** 12/21/2018

**Construction Contract:** \$309,101.00

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

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

**Owner's Contingency:** \$30,000.00

**Owner's Contingency Balance:** \$14,235.00

**Work Completed to Date:** 99.9%

**Estimated Date of Completion:** Project is complete. O&M manuals & as built close-out documents have yet to be provided.

**Conformance with Schedule:** OK

**Problems and Comments:** A change order (\$6,200.00) for various adjustments to scope and repairs to existing is pending –an electrical repair (\$1,493.00) was required to the existing electric service cable.

**NOTE:**

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
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**Project:** Jordan High School Multi-Purpose Room Addition (Wrestling and Cheerleading Practice Room)

**Project Delivery:** Construction Manager

**Description of Work:** Multi-Purpose Building Addition

**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 Jordan of \$804,759.00

**Date of Contract:** March 6, 2018

**Construction Contract/GMP:** \$839,790.53 + \$194,328.91 (for re-paving work) = \$1,034,119.44

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

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

**Owner's Contingency:** \$43,000.00

**Owner's Contingency Balance:** \$11,194.00

**Work Completed to Date:** 100% for building; 80% for re-paving work

**Estimated Date of Completion:** September, 2019 (revised for added re-paving work).

**Conformance with Schedule:** OK

**Problems and Comments:** Some relighting at Construction Class/Lab loading dock is being added.

**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  
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**Project:** Columbus High School Auditorium Upgrades.

**Project Delivery:** Construction Manager

**Description of Work:** Description of work: Renovate auditorium and upgrade as follows: new carpet, new seating, replace theatrical lighting, construct a sound and lighting booth, replace window drapery and stage curtains, provide acoustical wall panels, modify all exit doors for ADA.

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

**Construction Manager:** Pound Construction Co.

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$694,850.00

**Date of Contract:** March 19<sup>th</sup>, 2019

**Construction Contract/GMP:** \$512,997.59

**Contractor's Contingency (in GMP):** \$10,000.00

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

**Owner's Contingency:** \$20,000.00

**Owner's Contingency Balance:** \$20,000.00

**Work Completed to Date:** 100%; project is complete.

**Estimated Date of Completion:** July 31, 2019

**Conformance with Schedule:** OK

**Problems and Comments:** Closeout document is all that remains to be done.

**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.