

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

**Board Agenda Item**

**Agenda Topic:** Construction Status Reports

**Date:** September 28, 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  
October Board Meeting  
(September 19, 2018)**

**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:** \$1,841,945.58

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

**Owner's Contingency Balance:** \$1,511,873.00

**Work Completed to Date:** \$47,585,910.88

**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  
October Board Meeting  
(September 19, 2018)**

**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:** \$9,165.00

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

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

**Work Completed to Date:** \$735,485.21

**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

October Board Meeting  
(September 19, 2018)

**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:** \$16,933.00

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

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

**Work Completed to Date:** \$946,925.36

**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  
October Board Meeting  
(September 19, 2018)**

**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

October Board Meeting  
(September 19, 2018)

**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  
October Board Meeting  
(September 19, 2018)**

**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  
October Board Meeting  
(September 19, 2018)**

**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

October Board Meeting  
(September 19, 2018)

**Project:** Dimon Elementary School Re-Roofing

**Project Delivery:** Design, Bid, Build

**Description of Work:** Re-Roofing of "flat" roof, parts of buildings 2010 & 2020

**Architect:** Glenn Griffin, Barnes Gibson Partners, Architects, LLC

**Contractor:** Dusty Greer Roofing, Inc.

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$609,400.00

**Date of Contract:** March 21, 2018

**Original Contract Amount:** \$474,400.00

**Change Orders to Date:** Deduct \$910.00

**Current Contract Amount:** \$473,490.00

**Owner's Contingency:** \$100,000.00

**Owner's Contingency Balance:** \$100,000.00

**Work Completed to Date:** 100%

**Estimated Date of Completion:** August 3, 2018

**Conformance with Schedule (+/-):** Ok

**Problems and Comments:** Substantial completion occurred August 9, 2018

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
October Board Meeting  
(September 19, 2018)**

**Project:** Hardaway High School Re-Roofing

**Project Delivery:** Design, Bid, Build

**Description of Work:** Re-Roofing Main Classroom Building, except Auditorium which was re-roofed in 2010, and Gym Building.

**Architect:** Glenn Griffin, Barnes Gibson Partners, Architects, LLC

**Contractor:** SRS, Inc.

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$2,185,000.00

**Date of Contract:** March 21, 2018

**Original Contract Amount:** \$1,849,537.00

**Change Orders to Date:** 0

**Current Contract Amount:** \$1,849,537.00

**Owner's Contingency:** \$174,000.00

**Owner's Contingency Balance:** \$174,000.00

**Work Completed to Date:** 97%

**Estimated Date of Completion:** October 10, 2018

**Conformance with Schedule (+/-):** Ok

**Problems and Comments:** Contractor will repair any damage done to grounds; sidewalk cracks, & ruts in lawn areas by heavy tractors.

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

October Board Meeting  
(September 19, 2018)

**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:** \$70,000.00

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

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

**Work Completed to Date:** 100% of interior alterations work and 17% 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:**

Construction on exterior for building additions is underway; underground utilities have been relocated building pads prepared, footing in place at gym addition; footing floor slab and steel erection at ROTC/CTAE addition; drama addition retaining walls & footing formwork is underway.

**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

October Board Meeting  
(September 19, 2018)

**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. See comments below for revised completion schedule.

**Problems and Comments:** Existing auditorium seats have been removed; new carpet floor installed; and theatrical lighting is installed at Hardaway and Kendrick. A problem

occurred with the seating because the seat manufacturer originally selected went bankrupt in July. A new seat has been ordered and delivery date is about October 1, 2018. Seat installation completion schedule:

Clubview:	October 8 <sup>th</sup>
Hardaway:	October 15 <sup>th</sup>
Kendrick:	October 29 <sup>th</sup>

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

October Board Meeting  
(September 19, 2018)

**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:** TBD

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:**

**Date of Contract:** TBD

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:**

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

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

**Work Completed to Date:**

**Estimated Date of Completion:** TBD

**Conformance with Schedule:**

**Problems and Comments:** Bids received September 25<sup>th</sup> will be submitted to Board in October for Contracting Authorization.

**NOTE:**



# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

October Board Meeting  
(September 19, 2018)

**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.

**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:** 2%

**Estimated Date of Completion:** May 1, 2019

**Conformance with Schedule:** Ok

**Problems and Comments:** Existing weight room will be closed November 19<sup>th</sup> until January 8<sup>th</sup> for re-modeling.

**NOTE:**

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

October Board Meeting  
(September 19, 2018)

**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:**

**Estimated Date of Completion:** May 15, 2019

**Conformance with Schedule:** Ok

**Problems and Comments:**

**NOTE:**

# MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT

October Board Meeting  
(September 19, 2018)

**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:**

**Estimated Date of Completion:** June 15, 2019

**Conformance with Schedule:**

**Problems and Comments:** Must coordinate Construction start date with Brasfield Gorrie (Contractor doing Sports Field Upgrades).

**NOTE:**