

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
August 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: \$3,524,284.00

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

Contractor's Contingency Balance: \$5,939.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$74,000.00

Work Completed to Date: \$3,502,206.76

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
August 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: \$2,914,716.00

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: \$2,882,363.86

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
August 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: \$28,512.00

Owner's Contingency: \$80,000.00

Owner's Contingency Balance: \$47,669.00

Work Completed to Date: \$428,203.45

Estimated Date of Completion: August 2019

Conformance with Schedule: Rain and weather delays of approximately 30 days.

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
August 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: \$1,318,652.00

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: \$1,103,403.42

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
August 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: Raxon 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: \$101,876.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$455,192.26

Estimated Date of Completion: September 2019

Conformance with Schedule: Rain & weather delays of about 40 days

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
August 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: 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: \$3,356.00

Owner's Contingency: \$84,000.00

Owner's Contingency Balance: \$84,000.00

Work Completed to Date: \$1,348,780.14

Estimated Date of Completion: July 2019

Conformance with Schedule: Rain & weather delays of approx. 60 days

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
August 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: Raxon Byrd

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: \$124,263.15

Estimated Date of Completion: August, 2019

Conformance with Schedule: on schedule

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

MUSCOGEE COUNTY SCHOOL DISTRICT CONSTRUCTION STATUS REPORT August 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-Hill, 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:

- 1) ROTC/Healthcare Science Addition: Certificate of Completion has been issued.
- 2) Wrestling/Multi-purpose Addition. Work remaining: special flooring for Weight Room and mats for Wrestling Room and punch list inspections.
- 3) Drama Addition: Work remaining: chair lift installation, window shade and punch list inspection.
- 4)

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
August 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: 90% Lighting: 100%

Estimated Date of Completion: May 30, 2019 (Revised Date). The project is essentially complete. All that remains are minor adjustments and final paperwork.

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

Problems and Comments:

1. The quantity of seats installed has been checked and compared to the quantity of seats specified:
 - Clubview: 447 installed; 456 specified
 - Hardaway: 1362 installed; 1401 specified

- Kendrick High School: 682 installed; 680 specified

We will be receiving a credit per seat for the difference.

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
August 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: 90.87%

Estimated Date of Completion: Project is essentially complete; cleanup is underway. Punch list inspection and repairs remain to be done.

Conformance with Schedule: OK

Problems and Comments: Two water pipe leaks have been discovered. Repair cost is yet to be determined. Additional pipe grout was required (+\$1,500.), which will be in the next change order.

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
August 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: \$987,848.05 = \$768,535 + \$163,564.00 (parking paving) + \$37,283.00 (sanitary sewer repairs) + \$25,902.03 (change order #3; P.A. upgrade, dumpster work, add fire hydrant, repair existing building duct detectors)- \$7,433.98 (credit)

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

Contractor's Contingency Balance: \$0

Owner's Contingency: \$47,727.00

Owner's Contingency Balance: \$14,237.97

Work Completed to Date: 100%

Estimated Date of Completion: March 2019

Conformance with Schedule: Ok

Problems and Comments: Construction is 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
August Board Meeting**

Project: Columbus 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 CHS of \$863,696.00

Date of Contract: March 6, 2018

Construction Contract/GMP: \$863,697.00

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

Contractor's Contingency Balance: \$17,912.00

Owner's Contingency: \$43,000.00

Owner's Contingency Balance: \$36,389.00

Work Completed to Date: 100%

Estimated Date of Completion: June 2019

Conformance with Schedule: Ok

Problems and Comments: Construction is 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
August Board Meeting**

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; 40% for re-paving work

Estimated Date of Completion: September, 2019 (revised for added re-paving work). Asphalt paving will be scheduled for after August 15th.

Conformance with Schedule: OK

Problems and Comments: Re-paving of parking is all that remains to be done (approved at June Board meeting).

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
August Board Meeting**

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 19th, 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: 80% stage extension new sound/lighting booth is almost complete. House lighting, window shades are complete. Seats to be installed starting 7/26, by which time new flooring should be complete.

Estimated Date of Completion: July 31, 2019

Conformance with Schedule: OK

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.