

**MUSCOGEE COUNTY SCHOOL DISTRICT**  
**CONSTRUCTION STATUS REPORT**  
**October 2020 Board Meeting**

**Project:** Elementary School Autism Centers – Johnson and Hannan

**Project Delivery:** Construction Management

**Description of Work:** Renovate classroom wings at Johnson and Hannan to accommodate elementary grade level.

**Architect:** Sudhir Patel/spArchitect

**Contractor:** River City Contracting

**Project Manager:** David Goldberg and Raymond Carrion

**Total Board Approved Budget:** \$1,417,435

**Date of Contract:** March 19, 2020

**Construction Contract/GMP:** \$1,070,925

**Contractor's Contingency (in GMP):** \$70,000

**Contractor's Contingency Balance:** \$32,256.31

**Owner's Contingency:** \$54,195

**Owner's Contingency Balance:** \$13,270

**Work Completed to Date:** 100%

**Estimated Date of Completion:** July 21, 2020

**Conformance with Schedule:** OK

**Problems and Comments:** 1.) At Johnson ES and Hannan ES, the VCT floor will get replaced at no cost to MCSD to correct problem created by manufacturer defective VCT material. This work is scheduled to be done over Thanksgiving break.  
2.) Improved egress is needed for students who walk home. Additional fence gate and sidewalk is being considered.

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
October 2020 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:** \$3,000,000

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

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:** TBD

**Owner's Contingency Budget:** TBD

**Owner's Contingency Balance:** TBD

**Work Completed to Date:** Preliminary Design Work

**Estimated Date of Completion:** August 2021

**Conformance with Schedule:** OK

**Problems and Comments:** Contractor is reviewing schematic plans and doing a preliminary cost estimate, which should be ready Friday, October 2, 2020.

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
October 2020 Board Meeting**

**Project:** System-Wide Multi-Sport Athletic Complex

**Project: Delivery:** Construction Management (approved 7/20/2020)

**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 1,100 spaces).

**Architect:** spArchitect and French & Associates

**Contractor:** Freeman & Associates

**Project Manager:** David Goldberg

**Total Board Approved Budget:** \$25,500,000

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

**Construction Contract/GMP:** TBD

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

**Contractor's Contingency Balance:** TBD

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

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

**Work Completed to Date:** Schematic Design

**Estimated Date of Completion:** March 2022

**Conformance with Schedule:** OK

**Problems and Comments:** Seating is being reduced to 6,000 due to budget.

**The Demolition of Cusseta Rd Elementary School is underway. Completion of Demolition is expected by mid-December 2020.**

**NOTE:**

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
October 2020 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

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

**Construction Contract/GMP:** \$936,486 (NHS \$802,477 + SHS \$134,009= \$936,486)

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

**Contractor's Contingency Balance:** \$5,606

**Owner's Contingency Budget:** \$50,000

**Owner's Contingency Balance:** \$50,000

**Work Completed to Date:** 100%

**Estimated Date of Completion:** August 2020

**Conformance with Schedule:** OK

**Problems and Comments:**

**NOTE:** We are considering adding rain gutters to roof overhang to fix the flooding problem that appears caused by rain off roof edge splashing onto door sill area.

**MUSCOGEE COUNTY SCHOOL DISTRICT  
CONSTRUCTION STATUS REPORT  
October 2020 Board Meeting**

**Project:** Walk-In Cooler/Freezer Upgrades

**Project: Delivery:** Construction Management

**Description of Work:** Replace C/F at Johnson ES, Key ES, Lonnie Jackson Academy, and Rothschild MS

**Architect:** Sudhir Patel/spArchitect

**Contractor:** River City Contracting

**Project Manager:** Raymond Carrion

**Total Board Approved Budget:** \$384,000

**Date of Contract:** May 19, 2020

**Construction Contract/GMP:** \$314,427.71

**Contractor's Contingency (in GMP):** \$10,000

**Contractor's Contingency Balance:** \$17,405.34 (Reflects savings from original GMP. Final construction cost=\$297,022.37.)

**Owner's Contingency Budget:** \$50,000

**Owner's Contingency Balance:** \$45,573

**Work Completed to Date:** 100%

**Estimated Date of Completion:** August 21, 2020

**Conformance with Schedule:** OK

**Problems and Comments:** COVID delayed manufacturing, which delayed completion four weeks.