

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

Project: Columbus High School Exterior Upgrades

Project Delivery: Design Bid Build

Description of Work: Upgrade exterior landscaped median on school property along Cherokee Ave. and along 17th Street. Renovate main entrance stairs from Cherokee Ave. to main front door. Pressure wash building exterior façade. Upgrade interior front entrance hall for security. Provide exit code compliant security locking. Hardware at iron gates to courtyards, 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: Topographic site survey and tree survey are being scheduled to occur by October 1.

Estimated Date of Completion: 01-01-2023

Conformance with Schedule:

Problems and Comments: Plan to meet with Trees Columbus to review our plans since many large trees will be affected (many of the trees are large). The project landscape architect is making arrangements to survey the existing trees.

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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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: TBD

Date of Contract: January 10, 2020

Construction Contract/GMP: Partial GMP: Collection Storage =\$1,014,663

Contractor's Contingency (in Collection Storage GMP): \$45,764

Contractor's Contingency Balance: \$45,764

Owner's Contingency: TBD

Owner's Contingency Balance: TBD

Work Completed to Date: 99.8% of design and construction documents have been done.

Estimated Date of Completion: TBD

Conformance with Schedule: OK

Problems and Comments:

NOTE: Contractor has requested shop drawings of main components and delivery schedule for the collection storage vault construction upgrades.

CONSTRUCTION STATUS REPORT

October 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: River City Contracting

Project Manager: Raymond Carrion

Total Board Approved Budget: \$6,087,020

Date of Contract: July 22, 2021

Construction Contract/GMP: \$5,655,943

Contractor's Contingency (in GMP): \$50,000

Contractor's Contingency Balance: \$50,000

Owner's Contingency: \$120,000

Owner's Contingency Balance: \$120,000

Work Completed to Date: Equipment has been ordered.

Estimated Date of Completion: February, 11, 2022

Conformance with Schedule: OK

Problems and Comments: Equipment order placed ASAP after fully executed construction contract was delivered to CM.

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Jordan High School ADA Parking

Project Delivery: Design-Bid-Build

Description of Work: Handicap accessible parking for ball field/15 parking spaces

Architect: French & Associates Landscape Architects

Contractor: Warr Grading

Project Manager: Raymond Carrion

Total Board-Approved Budget: \$191,533

Date of Contract: August 17, 2021

Construction Contract: \$180,033

Owner's Contingency Budget: \$2,500

Owner's Contingency Balance: \$2,500

Work Completed to Date: 50%

Estimated Date of Completion: November 11, 2021

Conformance with Schedule: OK

Problems and Comments: 1. Onsite work started on 9/23/2021. 2. Existing exterior light poles will need to be relocated. Cost is being determined by Georgia Power.

NOTE:

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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: 8/8/2020

Construction Contract/GMP: \$3,145,475.44

Contractor's Contingency (in GMP): \$120,000.00

Contractor's Contingency Balance: \$84,521

Owner's Contingency Budget: \$148,643

Owner's Contingency Balance: \$148,643

Work Completed to Date: Construction 65%

Estimated Date of Completion: August 2023

Conformance with Schedule: OK

Problems and Comments: 1. Architects plan to complete working drawings for healthcare/science classroom/lab addition in mid-October. 2. Elevator foundation has been placed.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Jordan High School
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

Project Manager: Raymond Carrion

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

Date of Contract: 12/15/2020

Construction Contract/GMP: \$3,749,117

Contractor's Contingency (in GMP): \$0

Contractor's Contingency Balance: \$0

Owner's Contingency Budget: \$460,000

Owner's Contingency Balance: \$460,000

Work Completed to Date: Equipment is ordered.

Estimated Date of Completion: March 2022

Conformance with Schedule: OK

Problems and Comments: Temporary (large) portable HVAC units had to be rented when existing science wing HVAC, slated for replacing as part of this project, broke down; and that cost will be in a future change order.

**MUSCOGEE COUNTY SCHOOL DISTRICT
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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: Ben B. Gordy Construction

Project Manager: Raymond Carrion

Total Board Approved Budget: \$118,900

Date of Contract: June 22, 2021

Construction Contract/GMP: \$99,900

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

Contractor's Contingency Balance: N/A

Owner's Contingency: \$10,000

Owner's Contingency Balance: \$10,000

Work Completed to Date: Equipment has been ordered.

Estimated Date of Completion: Shop drawings are being reviewed.

Conformance with Schedule: December 15, 2021

Problems and Comments:

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Mathews ES 4-Classroom Addition and Renovations

Project Delivery: Design-Bid-Build

Description of Work: 2020 ESPLOST project to add four (4) classrooms, and do other renovations, including gang toilet upgrades.

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

Construction Contractor: TBD

Project Manager: Raymond Carrion

Total Board Approved Budget: \$1,500,000+\$1,185,000= \$2,685,000

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 + \$77,000 = \$317,000

Owner's Contingency Balance: \$317,000

Work Completed to Date: Architects have almost completed drawings.

Estimated Date of Completion: 6/30/2022

Conformance with Schedule:

Problems and Comments:

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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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: Raymond Carrion and Ward Odom

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: Design development is underway

Estimated Date of Completion: July 2023

Conformance with Schedule: OK

Problems and Comments: Architect has estimated cost as \$27M to \$28M. We are proceeding and once project is bid, the Board will be advised of changes required to lower the cost (for consideration).

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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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

Project Manager: Raymond Carrion and Jeff Battles

Total Board Approved Budget: \$27,299,000

Date of Contract: 8/18/2020

Construction Contract/GMP: \$24,936,545

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: Construction is 33% complete. Stadium structure foundations are being installed and walls are being erected.

Estimated Date of Completion: March 2023

Conformance with Schedule: OK

Problems and Comments:

NOTE:

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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: Thayer-Bray Construction, LLC

Project Manager: Raymond Carrion and Jeff Battles

Total Board-Approved Budget: \$1,368,000 (August 16, 2021)

Date of Contract: August 17, 2021

Construction Contract/GMP: \$1,070,000

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

Contractor's Contingency Balance: N/A

Owner's Contingency Budget: \$100,000

Owner's Contingency Balance: \$100,000

Work Completed to Date: 3%

Estimated Date of Completion: March 28, 2022

Conformance with Schedule: OK

Problems and Comments: Materials are being ordered and a construction schedule is being developed by the general contractor.

NOTE:

**MUSCOGEE COUNTY SCHOOL DISTRICT
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Project: Veterans Memorial Middle School Band RM Expansions

Project Delivery: Design-Bid-Build

Description of Work: Band Room Addition

Architect: Barnes & Gibson Partners Architects, LLC

Contractor: Ben B. Gordy Construction Co., Inc.

Project Manager: Raymond Carrion

Total Board-Approved Budget: \$1,563,000

Date of Contract: August 17, 2021

Construction Contract: \$635,532

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

Contractor's Contingency Balance: N/A

Owner's Contingency Budget: \$56,000

Owner's Contingency Balance: \$56,000

Work Completed to Date: 3%

Estimated Date of Completion: March 17, 2022

Conformance with Schedule: OK

Problems and Comments: Materials are being ordered and a construction schedule is being developed by the general contractor.

NOTE: