

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

Board Agenda Item

Agenda Topic: Construction Status Reports

Date: July, 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
July, 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: \$1,888,276.81

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

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

Work Completed to Date: \$43,220,771.65

Estimated Date of Completion: July 2018

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. 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
July, 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: 0

Current Contract Amount: \$474,400.00

Owner's Contingency: \$100,000.00

Owner's Contingency Balance: \$100,000.00

Work Completed to Date: 25%

Estimated Date of Completion: August 3, 2018

Conformance with Schedule (+/-): Ok

Problems and Comments: Work began on June 19th. One week later, about 25%, including Bldg. 2020, had new roof, except no metal edge work yet.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
July, 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: 30%

Estimated Date of Completion: August 3, 2018

Conformance with Schedule (+/-): Ok

Problems and Comments: About 40% of main building has new roof installed (except no metal trim yet). The gym roof will be started next week and should complete by 3rd week in July, as principal requested, so student athletes can begin workouts.

**MUSCOGEE COUNTY SCHOOL DISTRICT
CONSTRUCTION STATUS REPORT
July, 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: \$200,000.00

Owner's Contingency: \$1,644.00

Owner's Contingency Balance: \$1,644.00

Work Completed to Date: 50% of interior alterations work.

Estimated Date of Completion: August 2019

Conformance with Schedule: Ok

*New Budget Approved by Board February 20, 2018.

Problems and Comments: Construction on the interior alterations and new entrances is the main focus to be prepared for Shaw to reopen on August 1st. There are workmen everywhere; an admirable surfeit of kinetic energy.

Some of work is:

- Building entrances being upgraded
- Administrative office area enlarged
- Existing extra-large classrooms have been subdivided
- New lighting in cafeteria and auditorium
- Existing gym locker rooms & restrooms made accessible
- New media center carpet floor
- New kitchen floor, including repair of existing plumbing problems

Construction on exterior for building additions is also underway; where underground utilities have been relocated and building pads prepared.

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
June, 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: 30%

Estimated Date of Completion: October 1, 2018 (School Principals have approved this schedule).

Conformance with Schedule (+/-): Ok

Problems and Comments: Existing auditorium seats have been removed; new carpet floor installed; and theatrical lighting is being installed at Hardaway and Kendrick. Architect, Mr. Sudhir Patel, is reviewing seat shop drawings.